



Acklam Road, Middlesbrough TS5 8BE

welcome to

Acklam Road, Middlesbrough

Spacious 3-Bedroom Semi-Detached Home TS5. No Onward Chain Offered with no onward chain, this well-presented three-bedroom semi-detached property is located in the sought-after TS5 area.

Entrance Porch

UPVC double glazed door and leading to hallway.

Entrance Hallway

UPVC double glazed window to side aspect, central heating radiator, understairs storage cupboard and stairs to first floor.

Lounge

15' 1" into bay x 13' 3" (4.60m into bay x 4.04m)
UPVC double glazed bay window to front, central heating radiator, gas fire with decorative surround, TV and telephone point.

Reception Room Two

18' 5" x 11' 8" max (5.61m x 3.56m max)
UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to rear and central heating radiator and gas fire with decorative surround.

Breakfast Room

12' 4" x 10' (3.76m x 3.05m)
Double glazed bay window to side and central heating radiator.

Kitchen

14' 10" x 9' 3" (4.52m x 2.82m)
Range of wall and base units with complimentary work surfaces, six cylinder gas hob, integral fridge freezer, double electric oven, UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to side and sink with draining board and mixer tap.

Landing

Stairs from hallway and UPVC double glazed stained glass window to side aspect.

Bedroom One

15' 1" into bay x 10' 3" including wardrobes (4.60m into bay x 3.12m including wardrobes)
UPVC double glazed bay window to front, central heating radiator and fitted wardrobes.

Bedroom Two

14' x 10' including wardrobes (4.27m x 3.05m including wardrobes)
UPVC double glazed window to rear, central heating radiator and fitted wardrobes.

Bedroom Three

9' 6" x 7' 11" (2.90m x 2.41m)
UPVC double glazed window to front and central heating radiator.

Bathroom

Bath with mixer tap, WC, wash hand basin with mixer tap and under storage, shower cubicle with wall mounted shower, heated chrome towel rail and UPVC double glazed window to side

Externally

To the front there is multiple car driveway leading to the side of the property and garage. Landscaped front garden. To the rear there is a landscaped rear garden with patio seating area stone bed edging.





view this property online mannersandharrison.co.uk/Property/MAR110649



welcome to

Acklam Road, Middlesbrough

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- THREE WELL PROPORTIONED BEDROOMS
- GENEROUS GARDENS
- DRIVEWAY & DOUBLE GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of

£300,000

view this property online mannersandharrison.co.uk/Property/MAR110649



Property Ref:
MAR110649 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk