GowlandWhite



Acklam Road, Acklam, Middlesbrough, TS5 8BB

Occupying a prime position within one of Acklam's most desirable roads, this superb three bedroom semi-detached home has been extended to create generous accommodation, perfectly suited to modern family life.

The ground floor offers a welcoming entrance hallway leading to a spacious lounge, enhanced by a bay window and period style open gas fireplace, providing a comfortable and relaxing space to unwind. At the heart of the home is an impressive open-plan kitchen and dining area, thoughtfully designed with a range of contemporary fitted units, quartz worktops and integrated appliances, including a dishwasher, oven and five-ring gas hob. The dining space enjoys direct access to the rear garden through French doors, creating an ideal setting for family gatherings and entertaining guests.

Upstairs, there are three well proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes. The family bathroom is particularly spacious with a dressing area and features both a separate shower enclosure and a Jacuzzi bath. The property is further complemented by double glazing and gas central heating throughout.

Outside, the attractive south-west facing rear garden has been lovingly maintained and offers plenty of space for relaxing, entertaining and enjoying the sunshine on the resin patio. A detached double garage, covered car port and extensive driveway for three to four cars provide excellent parking and storage facilities.

Conveniently located for everyday amenities, the property is within easy reach of James Cook University Hospital, reputable local schools, Stewart Park and Acklam Hall, while excellent transport links and road connections make commuting across Teesside straightforward.

A fantastic opportunity to purchase a spacious family home in a highly regarded and well established area.

Offers Over £290,000

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HALLWAY

KITCHEN/DINING ROOM
23'10" x 13'9" > 10'3" (7.26m x 4.19m > 3.12m)

LOUNGE
15'4" x 13'10" (4.67m x 4.22m)

LANDING

BEDROOM ONE
16' x 11'11" (4.88m x 3.63m)

BEDROOM TWO
19'2" x 8'3" (5.84m x 2.51m)

BEDROOM THREE
11'11" x 8'10" (3.63m x 2.69m)

BATHROOM
11'5" x 10'4" (3.48m x 3.15m)

SEPARATE WC
4'8" x 4'5" (1.42m x 1.35m)

GARAGE
18'1" x 13'11" (5.51m x 4.24m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

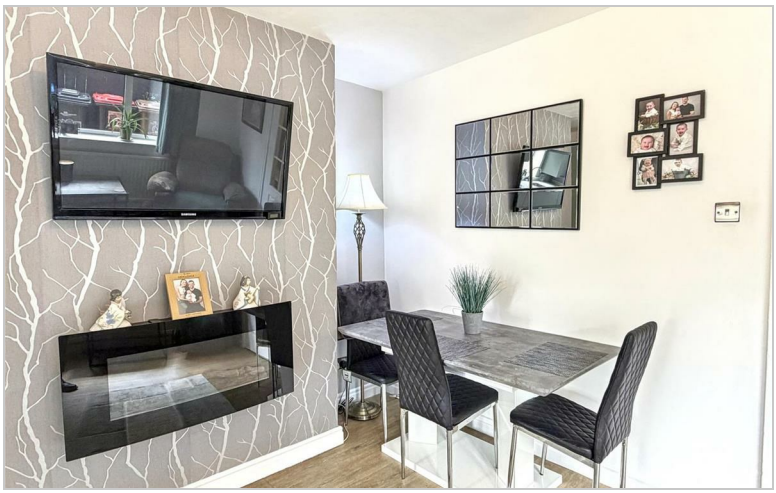












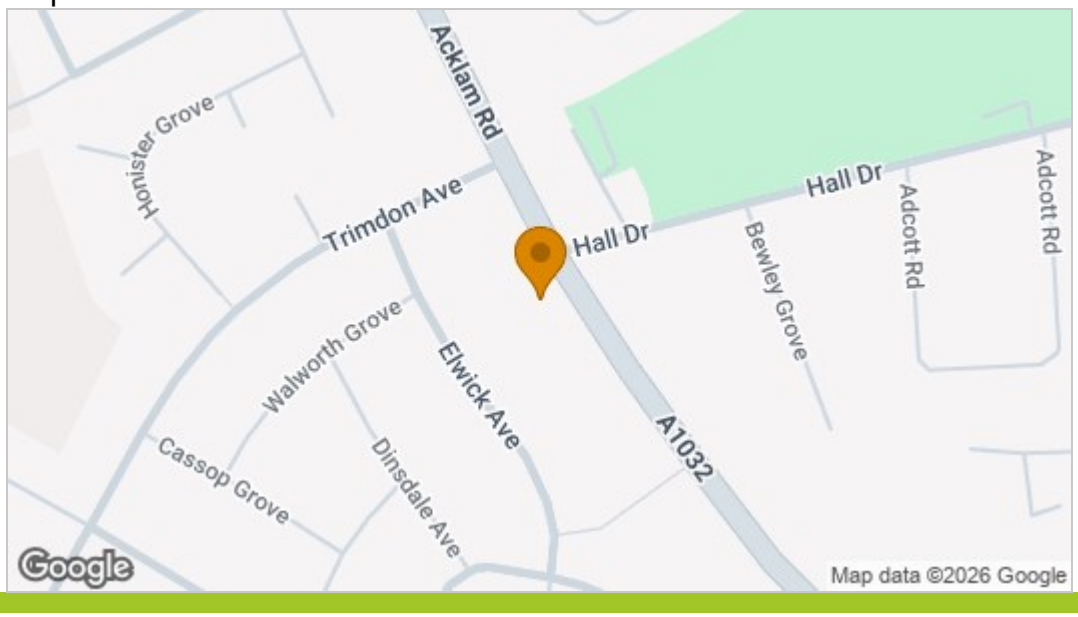




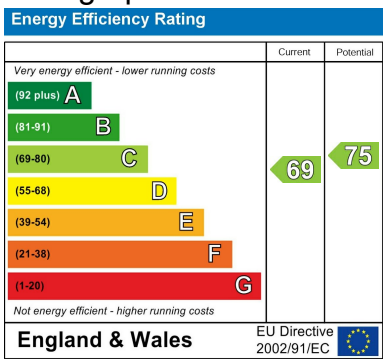




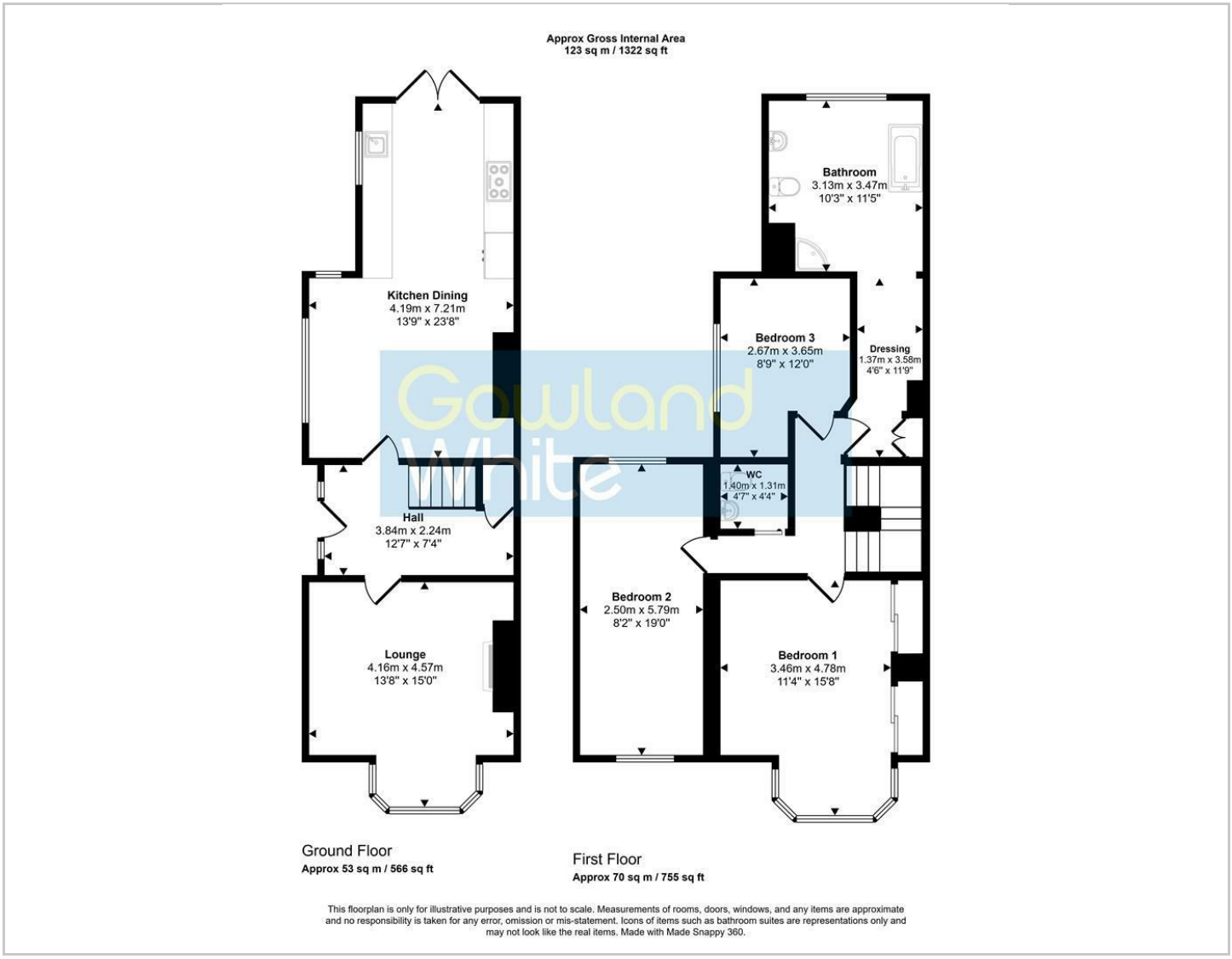

Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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