



10 Cherryfield Drive, Middlesbrough

Offers in Region of £210,000





10 Cherryfield Drive

Middlesbrough

Why choose between family space and personal space when you can have both? Spread across three floors, this versatile Acklam home offers two reception rooms, three bedrooms and en-suite.

- Three-storey townhouse offering superbly flexible living
- Three bedrooms plus two separate reception spaces
- Modern kitchen/diner opening directly onto the garden
- Impressive first-floor living room with Juliet balcony
- Principal bedroom with private en-suite
- Family bathroom plus ground-floor WC
- Ground-floor sitting room ideal as a snug, office or occasional bedroom
- Large driveway providing off-road parking
- Enclosed lawned garden with decked entertaining area

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Some homes simply give you more ways to live, and this three-bedroom townhouse on Cherryfield Drive, Acklam does exactly that. Spread across three floors, it offers a wonderfully flexible layout where family time, entertaining, working from home and having your own space can all comfortably coexist.

The ground floor is made for everyday life. At the rear, the modern kitchen/diner becomes the natural hub of the home – somewhere for breakfast before the school run, relaxed evening meals or friends gathering around the table at weekends. French doors open straight onto the garden, allowing summer living to flow effortlessly outside onto the decking and lawn.

There's also a separate 16ft sitting room on the ground floor, and this is where the townhouse layout really comes into its own. Keep it as a snug, playroom or home office, or use it as an occasional bedroom when family and friends stay over. A ground-floor cloakroom adds further practicality.

Head upstairs and you'll discover a second, larger living room – a fantastic space where everyone can properly switch off at the end of the day. French doors and a Juliet balcony bring in plenty of natural light and give this floor a feeling of being removed from the hustle and bustle downstairs. Alongside it is the third bedroom, creating another useful option for a teenager, guest room or dedicated workspace.

The top floor then becomes a more private retreat. The principal bedroom benefits from its own en-suite shower room, while the second double bedroom and family bathroom complete the accommodation.

Outside, there's a large driveway providing off-road parking, while the enclosed rear garden combines lawn with a decked seating area – enough garden to enjoy without demanding every weekend to maintain it.



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The photographs reinforce just how adaptable this home is: from the sociable kitchen/diner and garden on page 2 to the generous living spaces and well-proportioned bedrooms shown across pages 3 and 4. The floorplan on page 6 particularly highlights the separation created by the three-storey arrangement.

This is a home that could work just as well for a young family as it could for professionals, older children wanting their own space or anyone regularly working from home – with enough flexibility to change how the rooms are used as life changes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

Entrance Hall

Composite entrance door opening into the entrance hall, with radiator and staircase rising to the first floor.

Ground-Floor Cloakroom/WC

Fitted with a low-level WC, pedestal wash-hand basin and single radiator.

Sitting Room

16' 4" x 8' 6" (4.98m x 2.60m)

Double-glazed window to the front aspect, radiator and spotlights to the ceiling.

Kitchen/Diner

15' 8" x 10' 0" (4.78m x 3.05m)

A modern kitchen/diner enjoying views over the rear garden, with a double-glazed window and French doors opening onto the rear. Fitted with modern high-gloss kitchen units and complementary work surfaces, incorporating a sink and drainer unit with mixer tap, electric oven, gas hob with overhead extractor hood, tiled splashbacks, integrated dishwasher, integrated washing machine. integrated fridge/freezer. There are spotlights to the ceiling, laminate flooring and radiator

FIRST FLOOR

Landing

Provides access to the main living room and Bedroom Three. There is also a large storage cupboard.

Living Room

15' 8" x 12' 8" (4.78m x 3.86m)

Double-glazed window to the rear aspect and double-glazed French doors opening onto a Juliet balcony. Two radiators.



Bedroom Three

14' 1" x 8' 6" (4.30m x 2.60m)

Double-glazed window to the front aspect and single radiator.

SECOND FLOOR

Landing

Bedroom One

15' 5" x 10' 4" (4.70m x 3.15m)

Double-glazed window to the rear aspect, radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low-level WC, pedestal wash-hand basin and shower cubicle. Single radiator.

Bedroom Two

12' 0" x 9' 8" (3.66m x 2.95m)

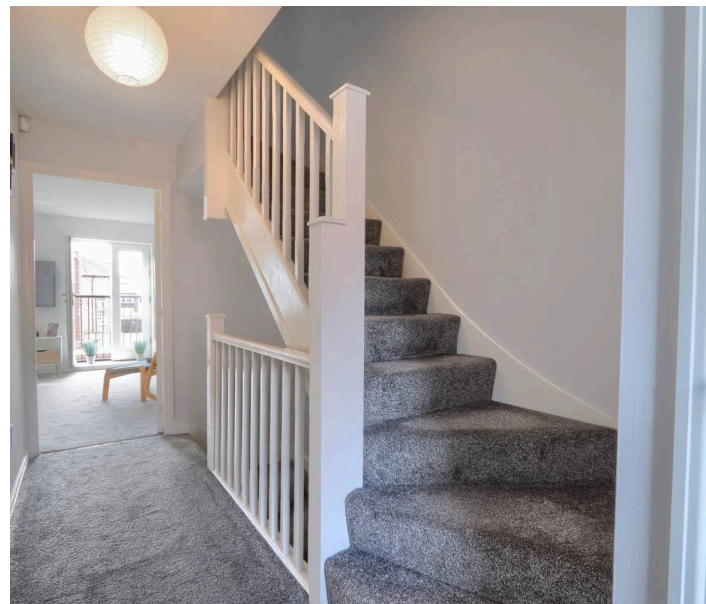
Double-glazed window to the front aspect, radiator and built-in cupboard.

Externally

To the front of the property is a large driveway providing off-road parking. To the rear is a good-sized, enclosed lawned garden with a decked seating area.

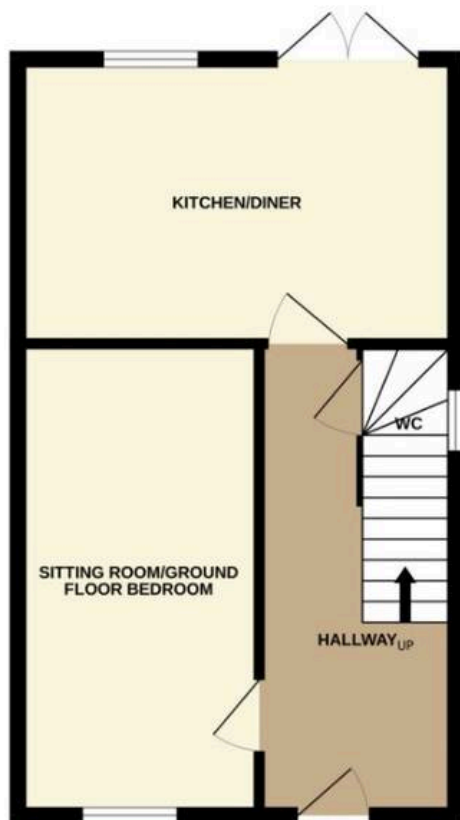
Buyers Identification Check(s)

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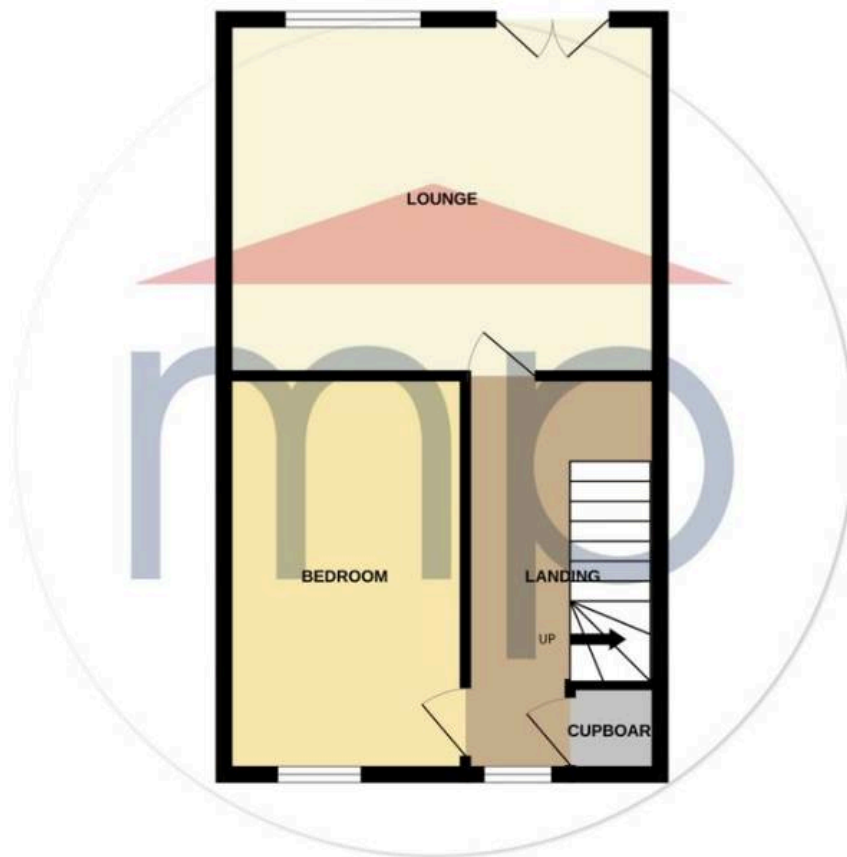




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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