



Blue Bell Grove, Acklam, TS5 7HQ

Offers In Region Of £180,000





## Blue Bell Grove, Acklam, TS5 7HQ

With no onward chain, this light filled, roomy bungalow – on such a good sized plot, and in a great location, is ready for the next chapter and is equally suited to a traditional or contemporary interior. The spacious front and west facing rear garden could be transformed into low maintenance spaces or ones for keen gardeners to delight in. There is so much scope here plus there is already the bonus of double glazing throughout.

This is another Blue Bell Grove bungalow offered for sale by Kathryn Barr Estate Agents. The previous one sold quickly – early viewing is therefore recommended.

### Entrance Porch

A perfect space for wet boots and with a glazed entrance door, window, tiled flooring, and door to:

### Entrance Hall

A welcoming and spacious hallway with useful storage cupboard, laminate flooring and access to all main rooms.

### Living Room

A light-filled reception room with a very attractive wide bay window overlooking the front garden, central gas fire with marble inset and hearth, on-trend dado rail, radiator with cover and ceiling coving.

### Kitchen /Breakfast Room

Well designed and providing such a good amount of storage and workspace. Fitted with a range of wood wall and base units with part tiled walls. Inset one and a half bowl sink with drainer, built in oven with gas hob and extractor, integrated washing machine and fridge/freezer, laminate flooring. Window overlooking the rear garden and part glazed door leading into the:







## Conservatory

Enjoying garden views and with windows to all sides, laminate flooring and a double-glazed door opening onto a patio area. This flexible room is such a good addition.

## Bedroom One

A double room with a range of fitted wardrobes and drawers, and a window to front aspect.

## Bedroom Two

A good sized, flexible single room, with a range of built-in wardrobes - one with mirror front, a built in dressing table/desk with open shelves. Window overlooking the rear garden.

## Bathroom

A generously sized, fully tiled room, with a four-piece suite comprising panelled bath, shower cubicle with glass panels, pedestal wash hand basin, low level WC, laminate flooring, frosted window to the side aspect, and access to a fully boarded loft space.

## Externally

### Front Garden

Laid mainly to lawn with a path to the front door. A long driveway provides ample off-road parking and leads to the garage. A gate provides access to the rear garden.









## Garage

With electric up and over door, light and power supply.

## Rear Garden

A spacious westerly facing rear garden that has so much potential. Already offering: a patio with a good sized area of grass. There is also a little path leading down to the end of the garden.

## Approximate Distances from Blue Bell Grove:

Tees Valley Hospital 2.5 miles; James Cook University Hospital 2.6 miles; Teesside Park 4.6 miles; Stokesley 5.6 miles; Redcar Beach 11.1 miles; Teesside International Airport 11.3 miles; Darlington 18.5 miles; Newcastle 42.9 miles.

**Freehold. Gas Central Heating. Council Tax C.**

**Disclaimer Note:** 1. Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, intending purchasers should satisfy themselves as to the correctness of the information given. Kathryn Barr Estate Agents does not accept responsibility for any errors in the information provided. 2. Our particulars are for guidance only and do not form part of any offer or contract. They should not be relied upon as statements or representation of fact or warranty. 3. All dimensions and shapes are approximate. 4. We have not tested any services, appliances, equipment, facilities or fittings and cannot verify that they are in working order.

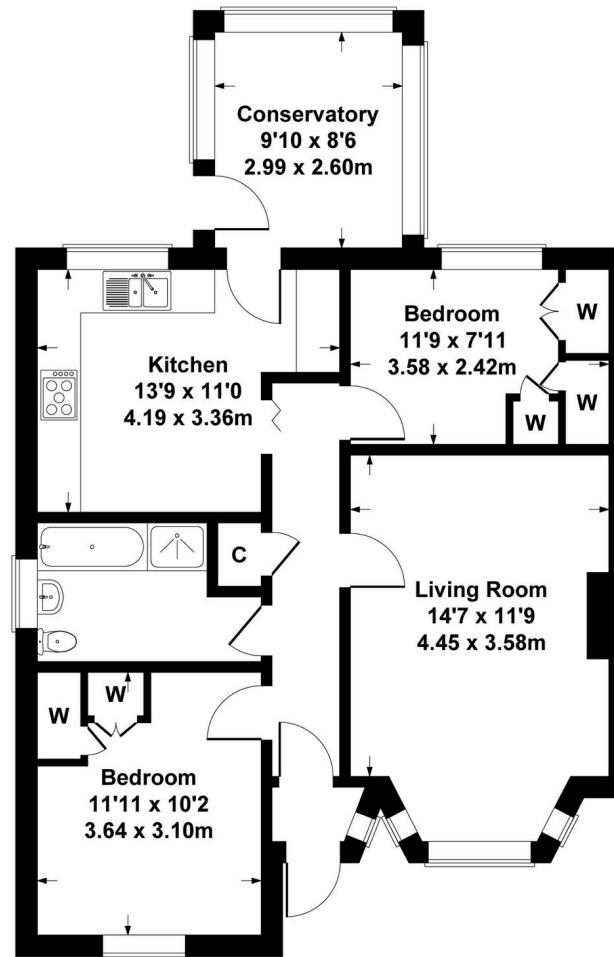




## 20 Blue Bell, Acklam, TS5 7HQ

Approximate gross internal area

House - 74 sq m - 797 sq ft



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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