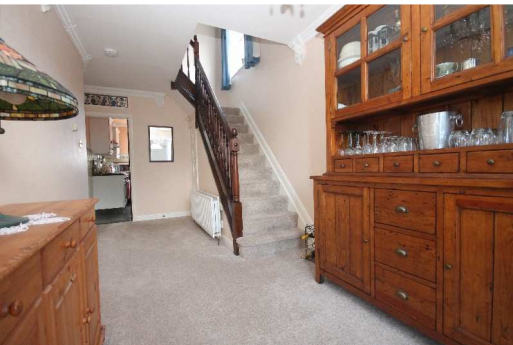




Acklam Road, Middlesbrough



A delightful three bedroom semi-detached property in the popular Acklam area of Middlesbrough. The accommodation briefly comprises entrance hallway, lounge/dining room with French doors leading to rear garden, fitted kitchen, landing, three bedrooms and family bathroom/WC. The property also benefits from gas central heating, uPVC double glazing, gardens to front and rear, driveway and attached single garage. Viewing comes highly recommended in order to appreciate the property on offer.

ASKING PRICE – REDUCED £195,000 ENERGY EFFICIENCY RATING C



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GROUND FLOOR

ENTRANCE HALLWAY:

Via double glazed front door, coving to ceiling, double radiator, spindle staircase leading to first floor, storage cupboard and telephone point.

LOUNGE: 30'5 x 11'10 (9.27m x 3.61m)

With uPVC double glazed window to front aspect, television point, two double radiators, uPVC double glazed French doors to rear, with feature fire surround and coving to ceiling.

KITCHEN: 12'7 x 11'9 (3.84m x 3.58m)

A fitted kitchen with a range of white wall, base and drawer units with granite work surfaces and complementary furniture comprising a one and a half bowl sink and drainer, spot lighting, tiled floor and splash backs, range cooker with five ring gas hob with electric oven and extractor hood, space for fridge/freezer, and plumbing for washing machine, radiator, double glazed window to rear aspect and double glazed glass panelled door to rear.

LANDING:

Approached via spindle staircase from hallway with uPVC double glazed window to side aspect.

BEDROOM 1: 16' x 13' (4.88m x 3.96m)

With uPVC double glazed window to front aspect, radiator and cornice coving to ceiling.

BEDROOM 2: 13'8 x 13'2 (4.17m x 4.01m)

With uPVC double glazed window to rear aspect, radiator and storage cupboard.

BEDROOM 3: 12'5 x 8' (3.78m x 2.44m)

With uPVC double glazed window to front aspect, radiator and coving to ceiling.

FAMILY BATHROOM:

Suite comprising of a free standing white bath, pedestal wash hand basin, low level WC, shower cubicle, white tiling and 'Limestone' floor tiles, chrome heated towel rail, and uPVC double glazed window to rear aspect.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

EXTERNAL:

Rear garden is mainly laid to lawn with well-established borders and a wooden decking area which is sure to be a sun trap in the summer months. The front garden has been landscaped for easy maintenance and has been blocked paved to give ample off street parking for numerous cars and leads to a single garage with up and over, power and lighting.

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