



**Belton Drive, Acklam, TS5 7JB**  
**2 Bed - Bungalow - Semi Detached**  
**£110,000**

**ROBINSONS**  
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Offered with No Forward Chain and positioned on favourable corner plot, this extended two bedroom Semi-Detached Bungalow comes with viewing strongly recommended,. Close to local amenities and commuter routes, the Bungalow is in the popular Tollesby Hall area of Acklam.

Accommodation comprises of; Entrance Porch, Hallway, Lounge, fitted Kitchen, two Bedrooms, Family Bathroom and Conservatory. Externally; front, rear and side gardens have been landscaped for easy maintenance and there is a detached single Garage which is accessed from the side of property.

**Entrance Porch**

22'4 x 4'1 (6.81m x 1.24m)

uPVC double glazed glass panelled door, uPVC double glazed glass panelled door opening onto rear garden, doors to Hallway and Kitchen.

**Hallway**

Access to loft and radiator.

**Lounge**

16'6 x 11'3 (5.03m x 3.43m)

uPVC glass panelled bow window to front and radiator.

**Kitchen**

10'2 x 8'10 (3.10m x 2.69m)

Wall, base and drawer units with complimentary worktops, stainless steel sink and drainer and gas cooker point.

**Bedroom One**

13'2 x 11'4 (4.01m x 3.45m)

uPVC double glazed glass panelled door opening into Conservatory, uPVC double glazed window to rear, built in storage and radiator.

**Bedroom Two**

9' x 9' (2.74m x 2.74m)

uPVC double glazed window to front and radiator.

**Family Bathroom**

Panelled bath with shower over, pedestal wash hand basin and low level WC.

**Conservatory**

16' x 10'4 (4.88m x 3.15m)

uPVC double glazed glass panelled door opening onto rear garden.

**Externally**

Front, rear and side gardens have been landscaped for easy maintenance and there is a detached single Garage which is accessed from the side of property.





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**Belton Drive**  
Approximate Gross Internal Area  
940 sq ft - 87 sq m



#### 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.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 82-91 A	
72-81 B	
62-71 C	
52-61 D	
42-51 E	
32-41 F	
22-31 G	
1-20 Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 A	
72-81 B	
62-71 C	
52-61 D	
42-51 E	
32-41 F	
22-31 G	
1-20 Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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