

KINGSBRIDGE CRESCENT, ACKLAM, MIDDLESBROUGH, TS5 4GE



- ▲ Stunning Modern Family Home
- ▲ Driveway and Garage
- ▲ Ground Floor WC
- ▲ Tastefully Decorated Throughout
- ▲ Many Improvements Made by the Current Owners
- ▲ Master Bedroom with En Suite Shower Room

£165,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This lovely modern detached home really ticks all the boxes and is tastefully decorated throughout. Worthy of particular mention is the light and airy kitchen dining room with French doors leading out to the landscaped garden. Be quick before it's snapped up!

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed door to the front and UPVC double glazed window to the side, stairs leading to the first floor and radiator.

LOUNGE - 4.57m x 3.1m (15' x 10'2")

UPVC double glazed window to the front and radiator.

KITCHEN/DINING ROOM - 3.96m x 2.13m (13' x 7')

UPVC double glazed window to the rear, UPVC double glazed French style doors leading seamlessly out onto the landscaped garden. Range of fitted base and wall units with contrasting worktops, integrated oven/hob with extractor over, cupboards with integrated storage solutions and automatic lighting, radiator. Door leading to...

GROUND FLOOR W.C.

With low-level w.c., wash handbasin with mixer tap and radiator.

FIRST FLOOR

LANDING

MASTER BEDROOM - 3.96m x 2.82m (13' x 9'3")

UPVC double glazed window to the front, radiator and door leading to

EN SUITE - 2.8m x 1.07m (9'2" x 3'6")

UPVC double glazed window to the rear, shower unit with integrated shower over, low-level w.c., wash handbasin and radiator.

BEDROOM 2 - 4.11m x 3.5m (13'6" x 11'6")

UPVC double glazed window to the front and radiator.

BEDROOM 3 - 3.56m x 2.08m (11'8" x 6'10")

UPVC double glazed window to the rear and radiator.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



KINGSBRIDGE CRESCENT, TS5 4GE

FAMILY BATHROOM

UPVC double glazed obscure glass window to the rear, panel bath with shower over, wash handbasin, low-level w.c., and radiator.

EXTERNALLY

To the front of the property is a well-tended garden with pathway leading to the front door and driveway leading to the garage. The rear garden has been sympathetically landscaped for ease of maintenance with raised borders and all surrounded by substantial fencing. An ideal area for outside entertaining.

GARAGE

With up and over door to the front, power, and lighting.

AGENTS REF: - JW/GD/ING240091/23022024

Council Tax Band: **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



KINGSBRIDGE CRESCENT, TS5 4GE

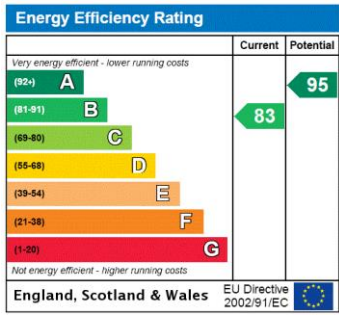


KINGSBRIDGE CRESCENT, TS5 4GE





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Middlesbrough Office on Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH