

## EARLSDON AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8SD



- ▲ A Deceivably Spacious & Extended Three Bedroom Semi Detached Home
- ▲ South Westerly Facing Rear Garden
- ▲ Perfectly Suited to Young Families or First Time Buyers
- ▲ Converted Loft Space (No Building Regs)
- ▲ Central Heating System with a Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Off Street Parking with a Block Paved Driveway

**£155,000**

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This extended three bedroom semi is deceptively spacious with a 24ft sitting/dining room and kitchen extension. Will make a great home for a young family!

Features include converted loft space, UPVC double glazed windows and exterior doors, off street parking with a block paved drive, south westerly facing rear garden and garage now turned into a utility room.

The property comprises entrance porch, hallway, 24ft sitting/dining room, kitchen diner and utility. On the first floor there are two double bedrooms, bathroom, and access to the loft space from the third bedroom (no building regs). Externally there is off street parking for multiple cars and to the rear there is a fence enclosed garden laid to lawn with patio.

#### **GROUND FLOOR**

##### **ENTRANCE PORCH - 1.32m x 1.75m (4'4" x 5'9")**

UPVC entrance door with double glazed insert and woodgrain effect laminate flooring.

##### **HALLWAY - 2.08m x 1.75m (6'10" x 5'9")**

With woodgrain effect laminate flooring and staircase to the first floor.

##### **SITTING/DINING ROOM - 7.42m (24'4") x 4.37m (14'4") reducing to 3.33m (10'11")**

With two radiators, woodgrain effect laminate flooring and under stairs cupboard.

##### **KITCHEN DINER - 6.6m x 2.2m (21'8" x 7'3")**

With woodgrain effect wall, drawer, and floor units, roll edge worktop, one and a half bowl sink unit, electric oven and five ring gas hob with stainless steel extractor and white tiled splashback, radiator and stone effect laminate flooring.

##### **UTILITY - 3.89m x 2m (12'9" x 6'7")**

With floor units, roll edge worktop, space for washing machine, space for dryer, stone effect laminate flooring, and wall mounted Ideal Logic + combi boiler.

**TO VIEW: Tel: 01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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## FIRST FLOOR

**LANDING** - 1.7m x 2.1m (5'7" x 6'11")

**BEDROOM ONE** - 4.7m x 2.46m (15'5" x 8'1")  
With radiator.

**BEDROOM TWO** - 2.64m x 2.46m (8'8" x 8'1")  
With radiator.

**BEDROOM THREE** - 3.28m x 1.7m (10'9" x 5'7")  
With radiator and stairs to the loft room.

**BATHROOM** - 1.7m x 1.75m (5'7" x 5'9")  
White three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with electric shower unit, cladding to the walls, tiled floor, and radiator.

**LOFT ROOM** - 3.48m x 4.14m (11'5" x 13'7")  
With two skylights.

## EXTERNALLY

### **PARKING & GARDEN**

Off street parking to the front for multiple cars on the block paved driveway with wall boundary, wrought iron railings and gates. To the rear there is a fence enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/MID220285/03022023

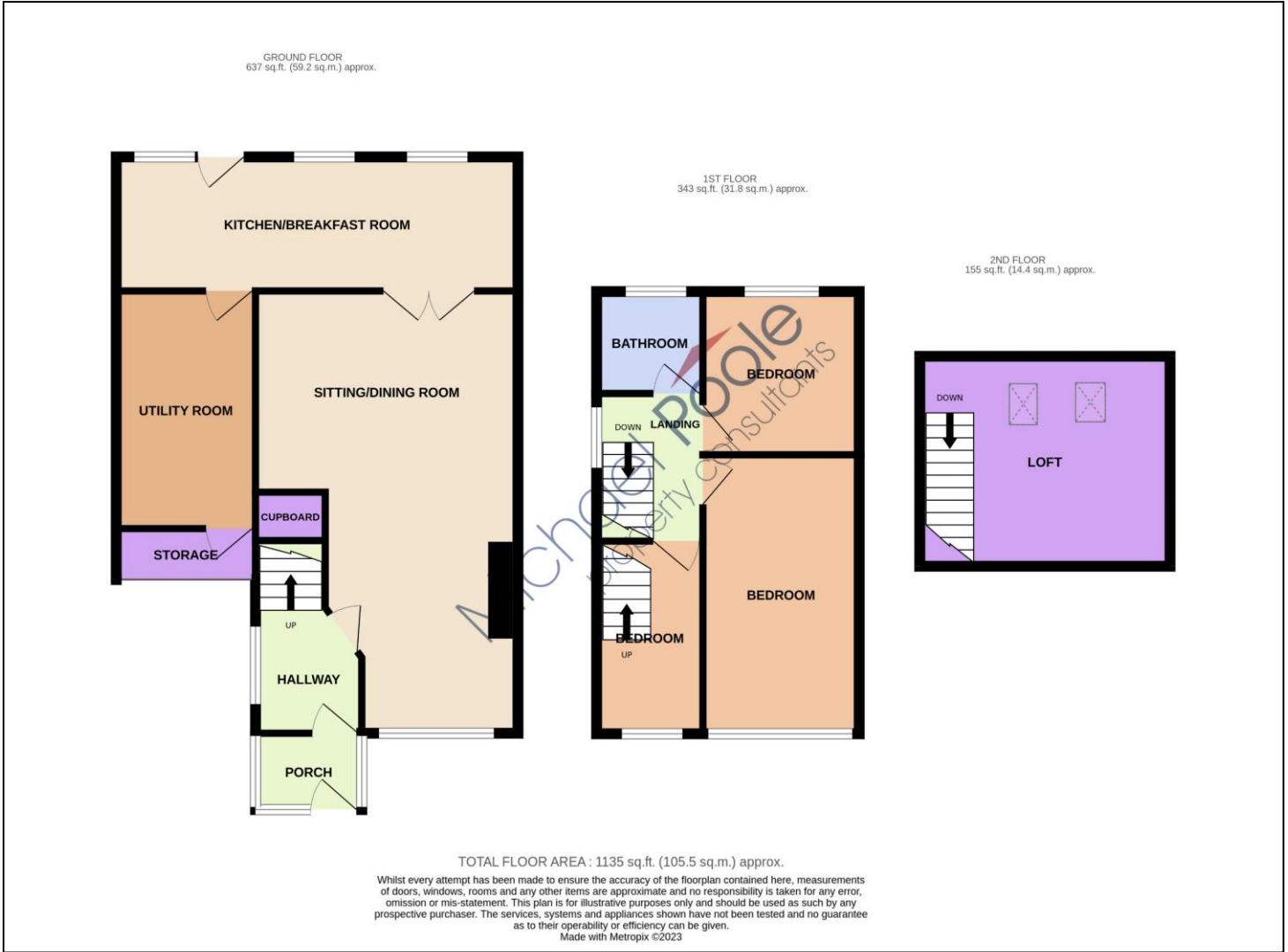
**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on  
Tel: **01642 254222**

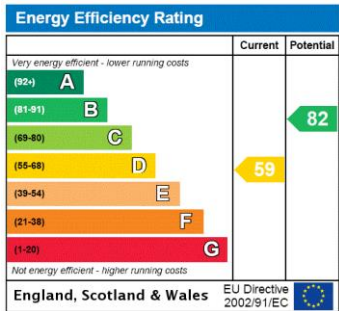


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