

# HESLEDEN AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8RX



- ▲ Fantastic Family Home with Four Bedrooms, Master with En-Suite Shower Room
- ▲ Garage has Been Converted into a Bar
- ▲ Central Heating System with a Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Ground Floor WC & Internal Storage Area with Floor Units & Worktop
- ▲ Open Plan Dining Area/Conservatory

**Offers in the region of £225,000**

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A fantastic family home featuring a bar, four bedrooms with the master having an en-suite, central heating system with a combi boiler, UPVC double glazed windows and open plan dining area/conservatory.

The property comprises, entrance hall, large sitting room, kitchen, open plan dining area/conservatory, ground floor WC and a garage that has been converted into a bar! On the first floor there are four bedrooms, the master having an en-suite and a family bathroom. Externally to the front there is off street parking for two cars with a carport and to the rear there is a garden with artificial lawn and a socialising sitting area.

**GROUND FLOOR**

**ENTRANCE HALL - 3.4m x 1.88m (11'2" x 6'2")**

UPVC entrance door with double glazed insert, radiator, and staircase to the first floor.

**LOUNGE - 2.64m (8'8") increasing to 3.1m (10'2") x 7.5m (24'7")**

With gas fire, two radiators and double doors to the dining room.

**KITCHEN - 3.25m x 2.24m (10'8" x 7'4")**

Cream high gloss wall, drawer, and floor units with roll edge worktop, electric oven with grill, four ring gas hob with black splashback tiles and stainless steel extractor fan, stainless steel sink, space for washing machine, space for fridge freezer and woodgrain effect laminate flooring.

**DINING ROOM - 3.96m x 2.54m (13' x 8'4")**

With radiator, woodgrain effect laminate flooring and opening to .....

**CONSERVATORY - 2.77m x 4.1m (9'1" x 13'5")**

With double doors to the rear garden.

**INTERNAL STORAGE - 2.54m x 1.14m (8'4" x 3'9")**

With cream high gloss floor units, space for fridge freezer and patterned tile effect lino flooring.

**WC - 1.4m x 1.22m (4'7" x 4')**

Modern white suite with close coupled WC, vanity wash hand basin with mixer tap, spotlights and patterned tiled lino flooring.

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

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## BAR - 6.5m x 3.12m (21'4" x 10'3")

The garage has been converted into a bar and features an electric heater, spotlights, woodgrain effect laminate flooring and double doors to the rear garden.

## FIRST FLOOR

### LANDING - 2.46m x 1.93m (8'1" x 6'4")

With loft access.

### BEDROOM ONE - 5.49m x 2.13m (18' x 7')

With radiator and spotlights.

### EN-SUITE - 1.88m x 2.06m (6'2" x 6'9")

Modern white three-piece suite comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, walk-in shower, plastic clad walls, chrome towel radiator, tile effect laminate flooring, spotlights and extractor fan.

### BEDROOM TWO - 3.89m x 2.97m (12'9" x 9'9")

With radiator and woodgrain effect laminate flooring.

### BEDROOM THREE - 3.25m x 2.97m (10'8" x 9'9")

With radiator and built-in storage cupboard.

### BEDROOM FOUR

A single room with radiator and built-in storage.

## BATHROOM - 1.9m x 1.75m (6'3" x 5'9")

Modern white three-piece suite comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, bath, cast iron style vertical radiator, and tiled walls and floor.

## EXTERNALLY

### GARDENS & PARKING

To the front there is an open plan garden and off street parking for two cars with carport. To the rear there is a fence enclosed garden with artificial lawn and a comfortable sitting area.

**AGENTS REF:** - TM/LS/MID220532/05042023

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

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Tel: **01642 254222**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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