

## MERTON ROAD, ACKLAM GREEN, MIDDLESBROUGH, TS5 4GL



- ▲ It's a Perfect Starting Point for a First Time Buyer
- ▲ Sunny, Easily Managed Westerly Facing Rear Garden & Allocated Parking in Front
- ▲ Open Plan Lounge & Handy Downstairs Toilet

- ▲ Kitchen/Diner with Attractive Modern Woodgrain Effect Cabinets & Built-In Oven & Hob
- ▲ Smart Modern White Bathroom Suite

**£116,950**

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This modern Bellway built mews house with two double bedrooms is brought to you in 'Show-Home' standard condition and is the perfect place for buyers looking to settle into somewhere quickly.

It has a sunny, easily managed westerly facing rear garden, allocated parking in front, central heating with a quality combi boiler and UPVC double glazing.

Comprising entrance porch, open plan lounge, handy downstairs toilet, and kitchen/diner with modern woodgrain effect cabinets, built-in oven and hob and French doors onto the rear garden. The first floor has two double bedrooms and bathroom with a smart modern white three piece suite.

**GROUND FLOOR**

**ENTRANCE PORCH**

White UPVC entrance door, woodgrain effect laminate flooring and connecting door to the lounge.

**LOUNGE - 4.65m x 3.8m (15'3" x 12'6")**

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

**KITCHEN DINER - 3.8m x 2.72m (12'6" x 8'11")**

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with splashback and stainless steel extractor fan, integrated fridge freezer, space for washing machine, one and a half bowl stainless steel sink, radiator, tile effect lino flooring and patio door to the rear garden.

**WC**

Comprising close coupled WC with hidden cistern, pedestal wash hand basin with mixer tap, tile effect lino flooring and extractor fan.

**FIRST FLOOR**

**LANDING**

With built-in storage cupboard and access to the loft space.

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

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**BEDROOM ONE - 3.8m x 2.7m (12'6" x 8'10")**

With radiator.

**BEDROOM TWO - 2.74m x 2.2m (9' x 7'3")**

With built-in wardrobe, separate built-in storage cupboard and radiator.

**BATHROOM - 2.74m x 2.2m (9' x 7'3")**

Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap bath with shower extension, radiator, white tiled walls, tile effect lino flooring and extractor fan.

**EXTERNALLY**

**PARKING & GARDEN**

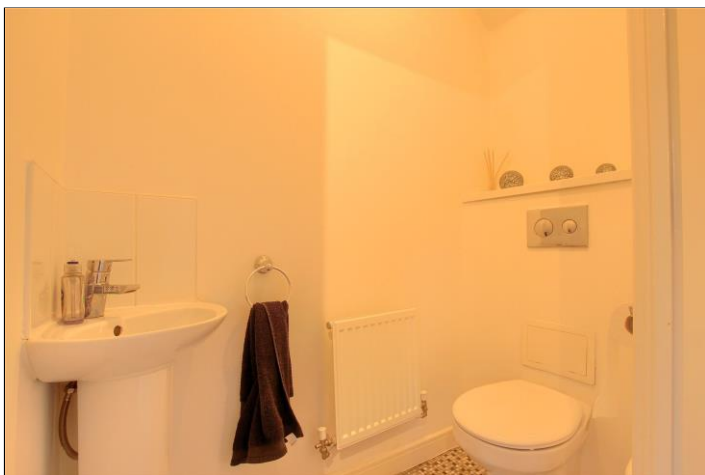
To the front there is off street parking for two cars and to the rear there is a fence enclosed garden laid to lawn with patio and gated access.

**AGENTS REF:** - TM/LS/MID230265/31052023

**Council Tax Band:** A      **Tenure:** Freehold

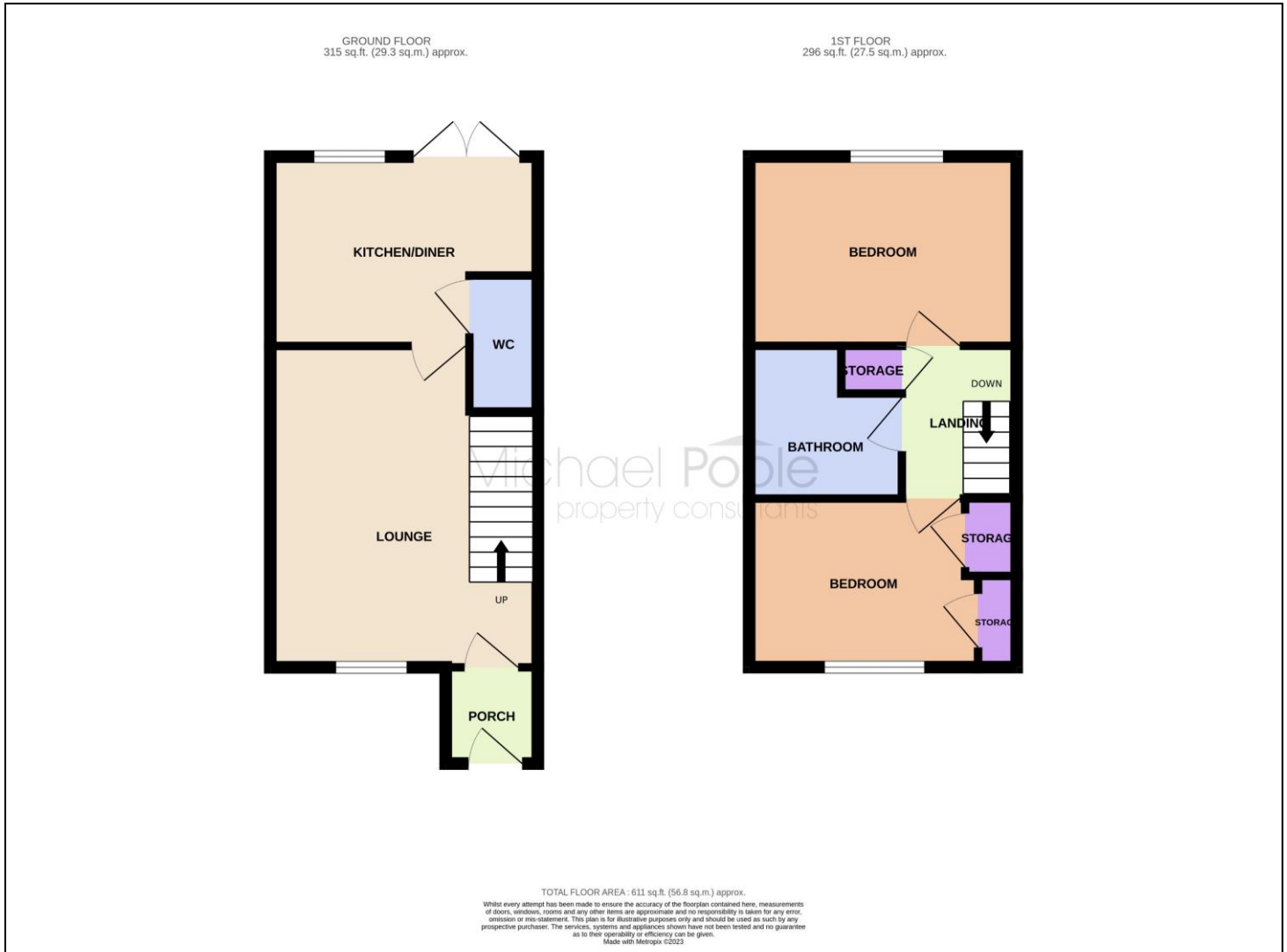
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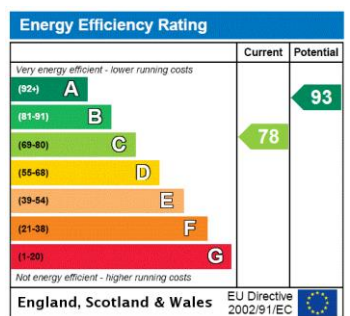


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