

# BROOKFIELD AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8HA



- ▲ Constructed By Miller Homes This Outstanding Four Bedroom Detached Family Home
- ▲ Located Within this Desirable Residential Development in Acklam
- ▲ Immaculately Presented Throughout to Show Home Standard
- ▲ Well Positioned Plot with Front & Rear Gardens, A Block Paved Driveway & Integrated Single Garage
- ▲ Bright Spacious Lounge with Front Bay Window
- ▲ Stunning Kitchen Diner with A Modern Range of Fitted Units, Built-In High Level Oven, Gas Hob, Integrated Fridge/Freezer & French Doors Leading out to The Rear Garden
- ▲ Utility Room with Further Fitted Units Together with A Cloakroom/WC
- ▲ Four Generous Bedrooms Including Master Bedroom with Ensuite & Family Bathroom with Modern White Suite
- ▲ Gas Central Heating System, Double Glazing & Karndean Flooring Throughout the Ground Floor & First Floor Bath/Shower Rooms

**£284,950**

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**GROUND FLOOR**

**HALLWAY**

**LOUNGE - 3.36m x 4.94m (11' x 16'2")**

**KITCHEN/DINER - 6.22m x 3.04m (20'5" x 10')**

**UTILITY ROOM**

**WC/CLOAKROOM**

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM - 3.4m x 4.06m (11'2" x 13'4")**

**EN-SUITE**

**BEDROOM TWO - 3.44m x 4.4m (11'3" x 14'5")**

**BEDROOM THREE - 2.78m x 4.02m (9'1" x 13'2")**

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

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**BEDROOM FOUR - 2.89m x 3.13m (9'6" x 10'3")**

**BATHROOM - 2.12m x 1.92m (6'11" x 6'4")**

**EXTERNALLY**

**GARDENS & PARKING**

Neat established front garden laid to lawn with a variety of shrubs and borders. Brick paved driveway proving off road parking for multiple vehicles leading to integrated single garage. Private enclosed rear garden mostly laid to lawn with a variety of well-manicured shrubs, plants, and patio area.

**Council Tax Band: E    Tenure: Freehold**

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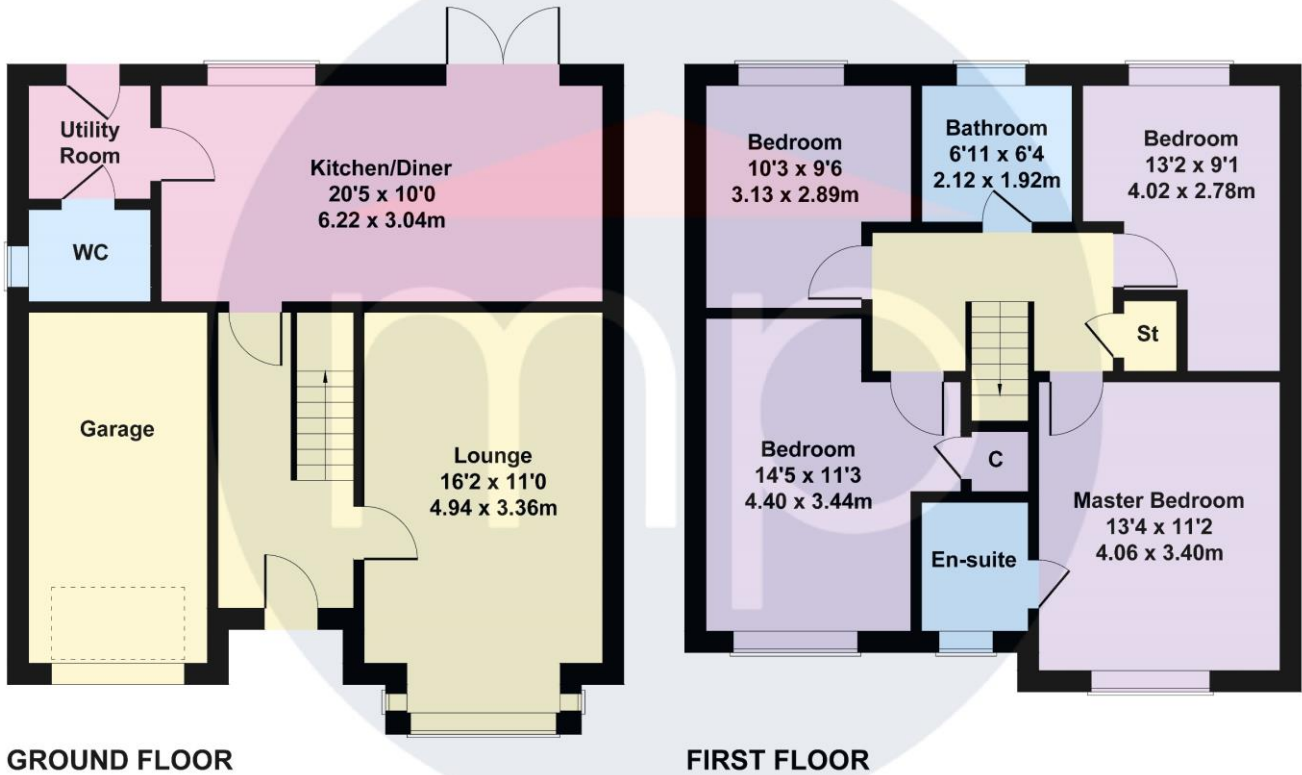


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## 56 Brookfield Avenue

Approximate Gross Internal Area  
1388 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		92
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(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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