

## OLDFORD CRESCENT, ACKLAM, MIDDLESBROUGH, TS5 7EH



- ▲ An Impressive & Significantly Improved Three Bedroom Semi-Detached Family Home
- ▲ Enjoying A Pleasant Position Within This Sought After Acklam Development
- ▲ Well Placed for Access to Well Regarded Schooling, Amenities & Transport Links
- ▲ Brick Paved Driveway, Single Detached Garage & Front & Rear Gardens
- ▲ Spacious Lounge Leading Through to A Separate Dining Room with French Doors Leading out to the Southwest Facing Rear Garden
- ▲ Kitchen With a Range of Fitted Units & Built-In Oven & Hob, Integrated Microwave, Fridge Freezer & Dishwasher
- ▲ Three Double Bedrooms & Refitted Family Bathroom with Modern White Suite, Walk-In Double Shower & Attractive Wall & Floor Tiling
- ▲ Benefitting from Recent Gas Central Heating System, Full Electrical Rewire & Double Glazing

**Offers in the region of £250,000**

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**GROUND FLOOR**

**HALLWAY**

**LOUNGE - 5.7m x 3.6m (18'8" x 11'10")**

**DINING/SITTING ROOM - 3.1m x 4.6m (10'2" x 15'1")**

**KITCHEN - 2.4m x 4.6m (7'10" x 15'1")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 5.7m x 3.6m (18'8" x 11'10")**

**BEDROOM TWO - 2.9m x 3.9m (9'6" x 12'10")**

**BEDROOM THREE - 2.6m x 2.9m (8'6" x 9'6")**

**BATHROOM - 3.3m x 1.6m (10'10" x 5'3")**

**EXTERNALLY**

**GARDENS & GARAGE**

To the front there is a neat lawned garden with established shrubs and a spacious brick paved driveway providing off road parking for multiple vehicles and leading to a single brick built detached garage with light and power supply. To the rear there is an enclosed southwest facing garden mainly laid to lawn with brick paved patio area and a variety of shrubs and borders.

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

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**AGENTS REF:** - JF/LS/MID230487/10082023

**Council Tax Band:** D    **Tenure:** Freehold

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Tel: **01642 254222**



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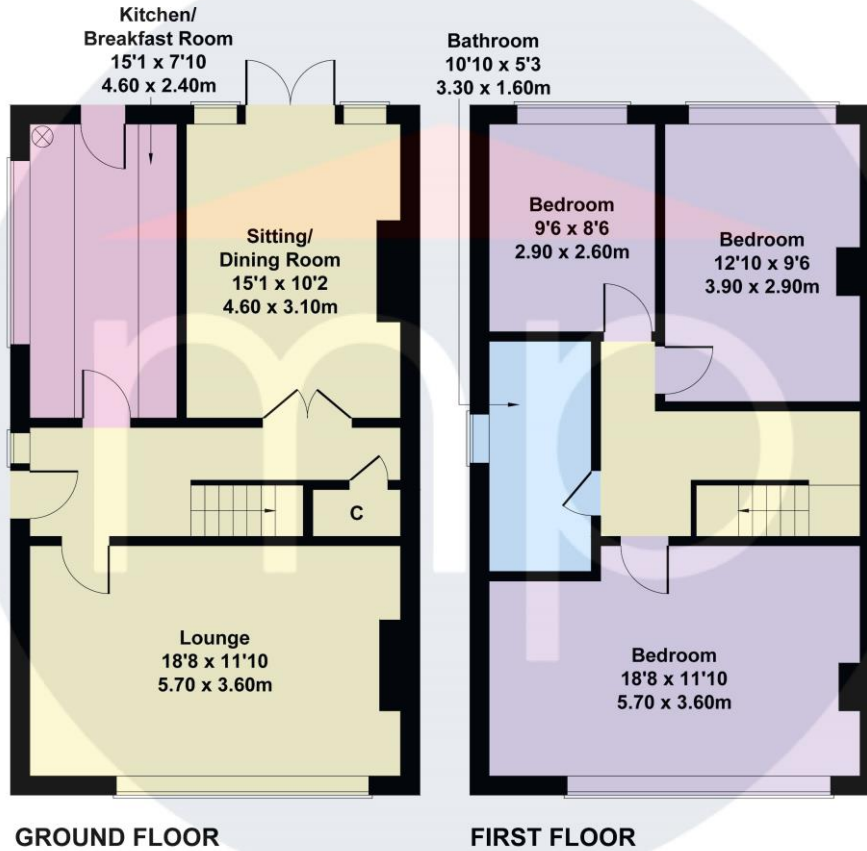
The storefront of Michael Poole property consultants is illuminated with blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

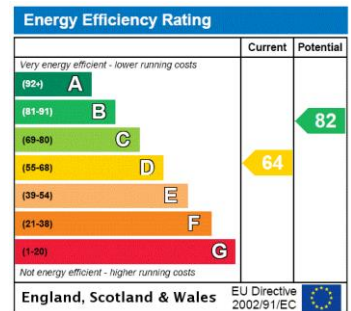
### 11 Oldford Crescent

Approximate Gross Internal Area  
1270 sq ft -118 sq m



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

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.



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