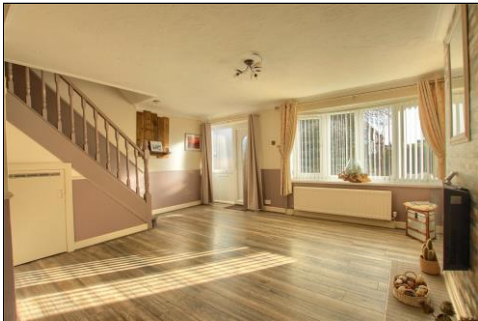


FORCETT CLOSE, ACKLAM, MIDDLESBROUGH, TS5 8SS



- ▲ Extended Three Bedroom Semi
- ▲ Good Schooling in the Area
- ▲ Perfect for Young Couples & First Time Buyers Alike

- ▲ Bar in the Private Not Overlooked Rear Garden with Log Burner & Seated Area
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Updated Electrics

£180,000

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Having more to it than first glance, this three bedroom semi will make for the perfect family home.

*Please note on the 3D video tour the kitchen hadn't been updated, what you see in the photos is the current kitchen.

Notable features include, private and not overlooked rear garden extension to the rear making room for a useful reception room, gas central heating with a combi boiler, UPVC double glazed windows and exterior doors, detached garage, modern and stylish shower room, and bar in the rear garden accompanied with a seating area that even has a log burner.

The property comprises, lounge/dining room, kitchen, and extended reception room. On the first floor there are three bedrooms and a family shower room. Externally there is off street parking and a detached garage as well as a bar and log burner with a covered shelter.

GROUND FLOOR

LOUNGE - 5m x 3.9m (16'5" x 12'10")

With UPVC entrance door, radiator, electric fire, and staircase to the first floor.

DINING ROOM - 3.3m x 2.6m (10'10" x 8'6")

With radiator and storage cupboard.

KITCHEN - 3.3m x 2.3m (10'10" x 7'7")

With woodgrain effect wall, drawer, and floor units, space for freestanding gas oven and hob and UPVC door to the rear garden.

RECEPTION ROOM - 4.1m x 2.7m (13'5" x 8'10")

With radiator and UPVC door to the rear garden.

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FIRST FLOOR

LANDING

BEDROOM ONE - 3.9m x 3m (12'10" x 9'10")
With radiator and built-in storage cupboard.

BEDROOM TWO - 3.25m x 3.05m (10'8" x 10')
With radiator and storage cupboard.

BEDROOM THREE - 3.08m x 1.93m (10'1" x 6'4")
With storage cupboard.

SHOWER ROOM - 1.8m x 1.9m (5'11" x 6'3")
Modern white three-piece suite comprising close coupled WC, wash hand basin and walk-in shower.

EXTERNALLY

PARKING & GARDEN

To the front there is off street parking for multiple cars on the driveway and to the rear there is a fence enclosed garden with outdoor bar and seating area with log burner and a gate provides access to Blue Bell Beck.

AGENTS REF: - TM/LS/MID230499/04042024

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

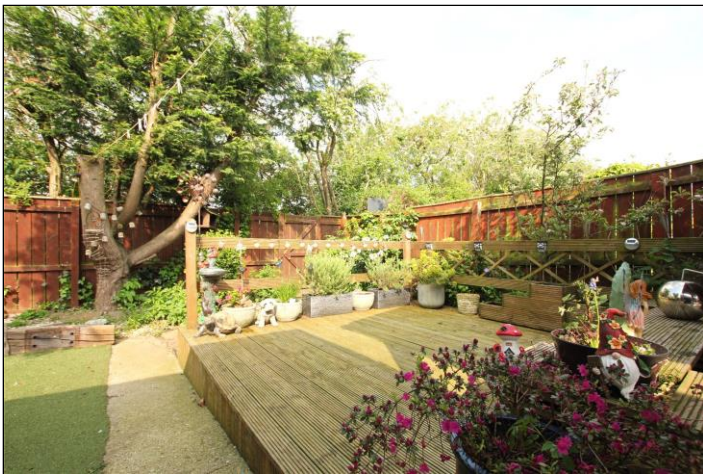
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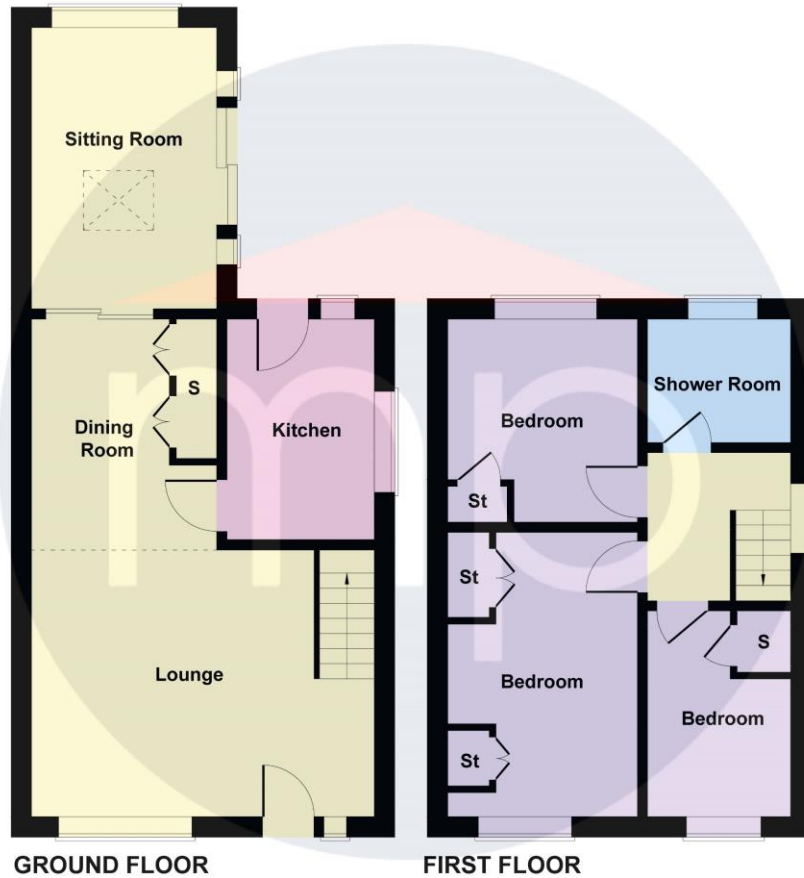
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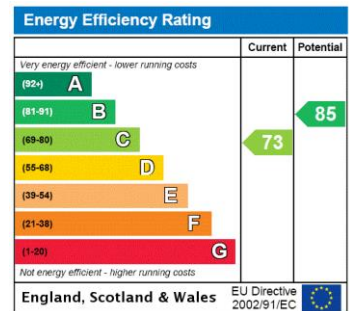


4 Fawcett Close



Not to Scale. Produced by The Plan Portal 2024
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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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