

# CLAYDON AVENUE, ACKLAM GARDENS, MIDDLESBROUGH, TS5 4NP



- ▲ Several Years Still Remaining on The NHBC Builders Warranty
- ▲ Ideal Starter Home for First Time Buyers Looking to Get onto the Property Ladder
- ▲ Gas Central Heating with a Combi Boiler

- ▲ Off Street Parking for Multiple Cars
- ▲ Two Double Bedrooms & Ground Floor WC
- ▲ Private Rear Garden
- ▲ Alarm System
- ▲ Potential to Extend (STPP)

**£120,000**

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Modern two-bedroom starter homes like this are ideal for getting yourself on the property ladder.

Features of the property include gas central heating with a combi boiler, stylish bathroom, off street parking for multiple cars, modern kitchen including a breakfast bar, wardrobes to be left in the master bedroom as well as the outdoor storage box, and there is potential to extend subject to planning permission.

The property comprises entrance porch, ground floor WC, lounge, and kitchen with a breakfast bar. On the first floor there are two double bedrooms and a bathroom.

#### **GROUND FLOOR**

**ENTRANCE PORCH** - With composite entrance door, radiator, wood effect vinyl flooring and radiator.

#### **WC - 1.57m x 0.81m (5'2" x 2'8")**

With close coupled WC, wall mounted wash hand basin, white splashback tiles, radiator, and wood effect vinyl flooring.

#### **LOUNGE - 4.14m x 3.73m (13'7" x 12'3")**

With radiator and staircase to the first floor.

#### **KITCHEN - 3.35m (11') reducing to 2.36m (7'9") x 3.7m (12'2")**

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with integrated extractor fan, stainless steel sink with mixer tap, space for washing machine, space for fridge freezer, radiator, breakfast bar with two stools, composite door to the rear garden, storage cupboard and vinyl flooring.

#### **FIRST FLOOR**

**LANDING** - With radiator and dropdown ladder to the partially boarded loft space.

#### **BEDROOM ONE - 3.2m (10'6") reducing to 3.25m (10'8") x 3.73m (12'3")**

With radiator and freestanding wardrobes with mirror doors to be included in the sale.

#### **BEDROOM TWO - 2.36m x 3.7m (7'9" x 12'2")**

With radiator and storage cupboard.

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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## CLAYDON AVENUE, TS5 4NP

### **BATHROOM - 1.57m x 1.83m (5'2" x 6')**

Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin with white splashback tiles, bath with shower attachment, radiator, extractor fan and tile effect vinyl flooring.

### **EXTERNALLY**

**GARDENS & PARKING** - To the front there is a neat open plan lawned garden with pathway to the entrance door and there is off street parking for multiple cars. To the rear there is a private fence enclosed garden with lawn and patio. There is also the added bonus of spotlights to the drive, side and rear garden.

**AGENTS REF:** - TM/LS/MID230539/30012024

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on  
Tel: **01642 254222**



### 22 Claydon Avenue

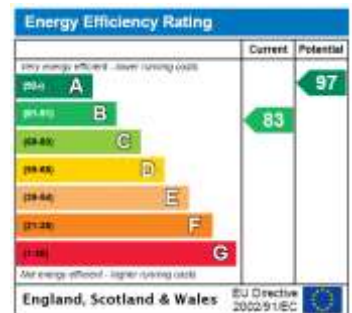


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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