

## BRITAIN AVENUE, ACKLAM, MIDDLESBROUGH, TS5 7AT



- ▲ Perfect Home for Young Couples & First Time Buyers
- ▲ Located Within Walking Distance of Good Primary & Secondary Schooling
- ▲ Off Street Parking for Multiple Cars

**£159,950**

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**Michael Poole**  
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Located in quiet cul-de-sac, this three bedroom semi has off street parking, sunroom, good size kitchen and is within walking distance of good primary and secondary schooling. it's a perfect home for young couples and first time buyers.

**GROUND FLOOR**

**RECEPTION ROOM ONE - 5.28m x 3.25m (17'4" x 10'8")**

With UPVC entrance door, radiator, and under stairs cupboard.

**RECEPTION ROOM TWO - 5.28m x 3.25m (17'4" x 10'8")**

With radiator, woodgrain effect laminate flooring and sliding door to the sunroom.

**SUNROOM - 4.42m x 1.88m (14'6" x 6'2")**

With UPVC door to the rear garden.

**KITCHEN - 4.88m x 2.92m (16' x 9'7")**

With shaker design wall, drawer, and floor units, roll edge worktop, Cookmaster cooker with five ring hob and stainless steel extractor fan, one and a half bowl sink unit with mixer tap, space for fridge freezer, space for washing machine and space for dryer. Radiator, tiled flooring and UPVC door to the rear garden.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.25m x 3.18m (10'8" x 10'5")**

With radiator.

**BEDROOM TWO - 2.64m x 3.18m (8'8" x 10'5")**

With radiator.

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

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**BEDROOM THREE - 2.2m x 1.9m (7'3" x 6'3")**

With radiator.

**BATHROOM - 2.36m x 1.63m (7'9" x 5'4")**

Comprising close coupled WC, pedestal wash hand basin, bath with shower extension, extractor fan, tiled walls, and tile effect lino flooring.

**EXTERNALLY**

**PARKING & GARDEN** - To the front there is off street parking for a couple of cars and to the rear there is an enclosed garden with lawn and patio area.

**AGENTS REF:** - TM/LS/MID230551/28092023

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

**TO VIEW:** Contact our Middlesbrough office on

Tel: 01642 254222

A photograph of the Michael Poole property consultants storefront at night. The building has a prominent blue neon sign that reads 'Michael Poole property consultants'. The windows are brightly lit, showing interior displays and signage.

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

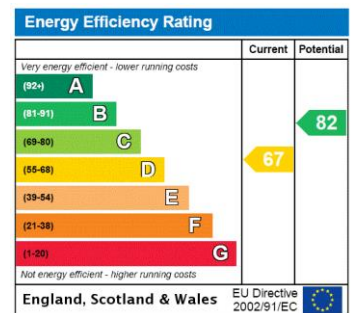
Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

19 Britain Avenue



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