

ST. MARY'S WALK, ACKLAM, MIDDLESBROUGH, TS5 7RZ



- ▲ Chain Free Sale
- ▲ Open Aspect at the Front Facing a Green Belt
- ▲ Off Street Parking & Detached Garage

- ▲ Westerly Facing Rear Garden
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Ideal Renovation Project to Get Stuck Into!

£150,000

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Featuring off street parking and a detached garage, gas central heating with a combi boiler and private westerly facing rear garden. The property has the added benefit of an open aspect at the front facing a green belt.

The property comprises entrance hall, lounge, and kitchen with a handy deep storage cupboard. On the first floor there are three bedrooms and a family bathroom.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, under stairs storage cupboard and staircase to the first floor.

LOUNGE - 5.9m7 (19'7") x 3.45m (11'4") reducing to 2.95m (9'8")
With radiator.

KITCHEN - 4m x 4.04m (13'1" x 13'3")

With wall, drawer, and floor units, worktop, freestanding four ring gas cooker, space for washing machine, stainless steel sink, radiator, and hardwood door to the rear garden.

FIRST FLOOR

LANDING -

BEDROOM ONE - 4.01m (13'2") x 3.89m (12'9") reducing to 2.5m (8'2")

With radiator.

BEDROOM TWO - 3.45m x 3.58m (11'4" x 11'9")

With radiator.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM THREE - 2.97m x 2.26m (9'9" x 7'5")

With radiator.

BATHROOM - 2.44m x 1.83m (8' x 6')

With close coupled WC, pedestal wash hand basin, bath and storage cupboard housing the boiler.

EXTERNALLY The front garden laid to lawn with a driveway providing off road parking. To the rear the garden is mainly laid to lawn with a paved patio area.

AGENTS REF: - TM/LS/MID230556/17102023

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

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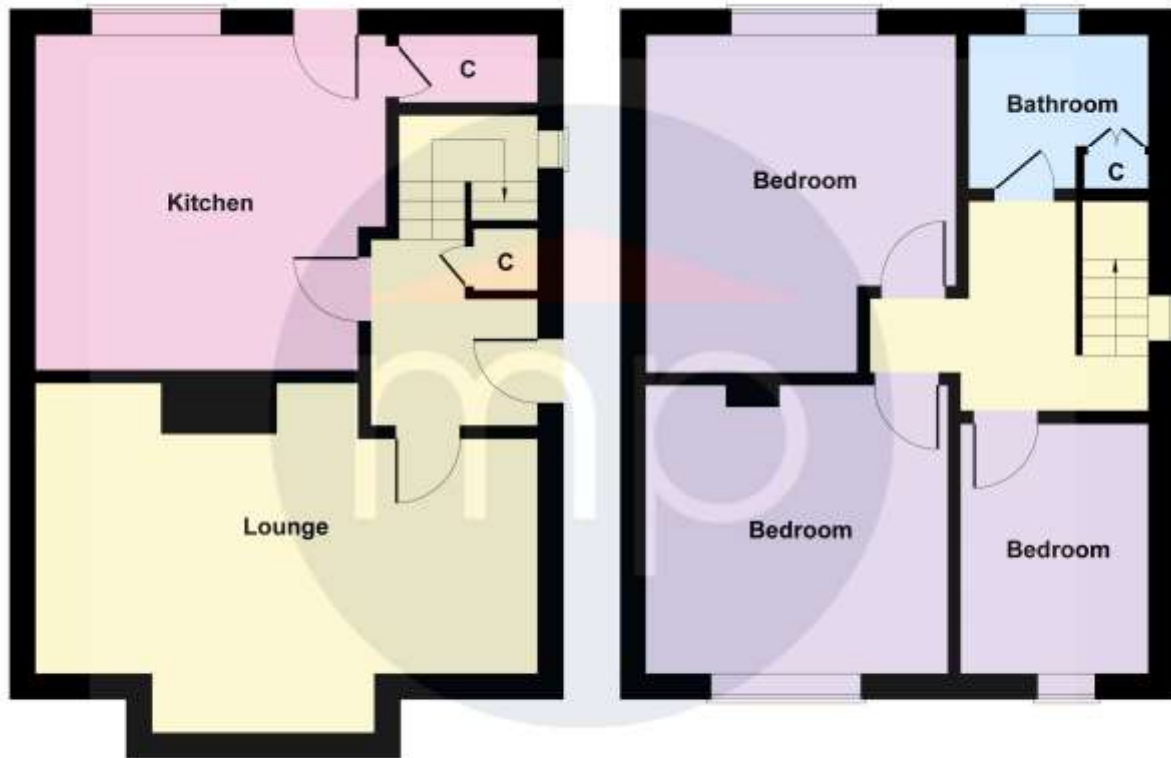
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A photograph of a storefront for Michael Poole property consultants at night. The sign above the entrance is illuminated with blue neon lights. The windows display various property listings.

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

34 St Mary's Walk

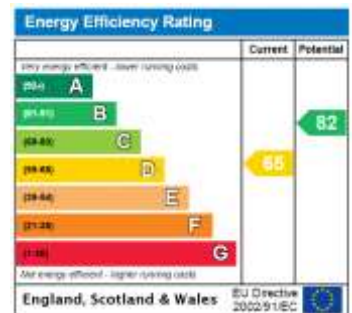


GROUND FLOOR

FIRST FLOOR

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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