

# FOUNTAINS DRIVE, ACKLAM HALL ESTATE, MIDDLESBROUGH, TS5 7LJ



- ▲ Chain Free Sale
- ▲ Recently Renovated Three Bedroom Semi
- ▲ Modern Kitchen with Angled Extractor Fan & Space for An Integrated Fridge Freezer
- ▲ Stylish Bathroom with a Contemporary Three Piece Suite

**£169,950**

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A really good three bedroom semi with new shops opening up just around the corner as well as really good local schooling within walking distance.

The property comprises entrance hall, lounge, and open plan kitchen/diner. On the first floor there are three bedrooms and a family bathroom.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Black composite entrance door, radiator, and staircase to the first floor.

##### **LOUNGE - 3.96m x 3.5m (13' x 11'6")**

With radiator.

##### **DINING ROOM - 3.3m x 3.05m (10'10" x 10')**

With radiator.

##### **KITCHEN - 3.48m x 3.3m (11'5" x 10'10")**

Modern stylish floor units, woodgrain effect worktop, sink, electric oven, four ring induction hob with extractor fan, space for integrated fridge freezer, space for washing machine, tiled flooring, radiator and UPVC door to the rear garden.

#### **FIRST FLOOR**

##### **LANDING**

With loft access and storage cupboard.

##### **BEDROOM ONE - 3.6m x 3.1m (11'10" x 10'2")**

With radiator.

##### **BEDROOM TWO - 3.25m x 3.28m (10'8" x 10'9")**

With radiator.

##### **BEDROOM THREE - 2.64m x 2.46m (8'8" x 8'1")**

With radiator.

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

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### **BATHROOM**

Comprising close coupled WC, vanity wash hand basin with mixer tap, bath with rainfall style showerhead, and black vertical radiator.

### **EXTERNALLY**

### **GARDENS**

To the front of the property there is low maintenance front garden, and to the rear there is a private fence enclosed garden with patio and lawn.

**AGENTS REF:** - TM/LS/MID230625/20102023

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

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

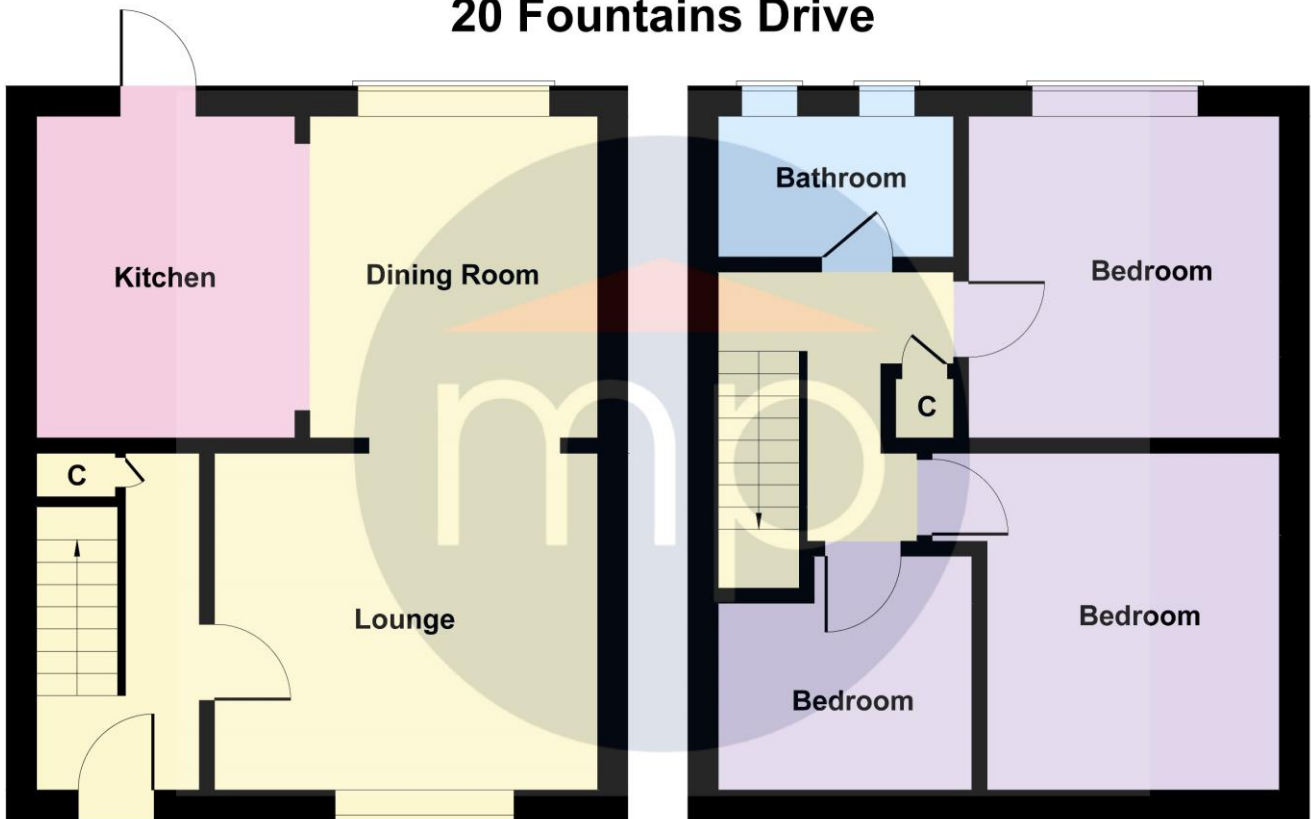
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## 20 Fountains Drive

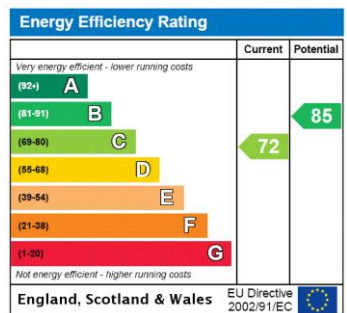


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
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