

CRATHORNE CRESCENT, ACKLAM, MIDDLESBROUGH, TS5 4PE



- ▲ Chain Free Sale
- ▲ A Deceptingly Spacious 'Move-In Ready' Three Bedroom Terraced House
- ▲ Well Positioned on a Nice Plot in This Popular TS5 Setting
- ▲ Close to Popular Schooling, Local Amenities & Transport Links
- ▲ Spacious Bay Fronted Open Plan Lounge Dining Room
- ▲ Modern Kitchen with A Range of Fitted Units, Built-In Oven & Hob
- ▲ Low Maintenance Sandstone Paved Garden Area
- ▲ Three First Floor Bedrooms & Shower Room
- ▲ Gas Central Heating System via Combination Boiler
- ▲ Double Glazed Windows & Exterior Doors

£110,000

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Chain free sale! A deceptively spacious 'move-in ready' three bedroom terraced house well positioned on a nice plot in this popular TS5 setting close to popular schooling, local amenities, and transport links.

GROUND FLOOR

ENTRANCE PORCH

With UPVC entrance door and connecting UPVC entrance door to the lounge/diner.

LOUNGE/DINER - 6.5m x 5.1m (21'4" x 16'9")

With four radiators, electric flame effect fire, staircase to the first floor, under stairs cupboard and patio door to the rear garden.

KITCHEN - 1.9m x 3.96m (6'3" x 13')

With grey wall, drawer, and floor units, granite effect roll edge worktop, electric oven, four ring electric hob, one and a half bowl sink unit, space for washing machine, space for under counter fridge and freezer, cupboard housing the recently installed Baxi combi boiler, radiator, woodgrain effect laminate flooring and UPVC door to the rear garden.

FIRST FLOOR

LANDING

With loft access.

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

With radiator and built-in wardrobes.

BEDROOM TWO - 3.12m x 3.18m (10'3" x 10'5")

With radiator and built-in wardrobes with sliding doors.

BEDROOM THREE - 1.9m x 2.03m (6'3" x 6'8")

With radiator.

SHOWER ROOM - 1.63m x 1.98m (5'4" x 6'6")

Modern white three-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, corner shower with Triton Enrich electric shower unit, plastic clad walls, chrome towel radiator, and tile effect laminate flooring.

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

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EXTERNALLY

GARDENS

To the front there is a neat block paved garden with boundary wall and to the rear there is a fence enclosed garden with a sandstone patio area and access to the alleyway.

AGENTS REF: - TM/LS/MID230645/15112023

Council Tax Band: A **Tenure:** Freehold

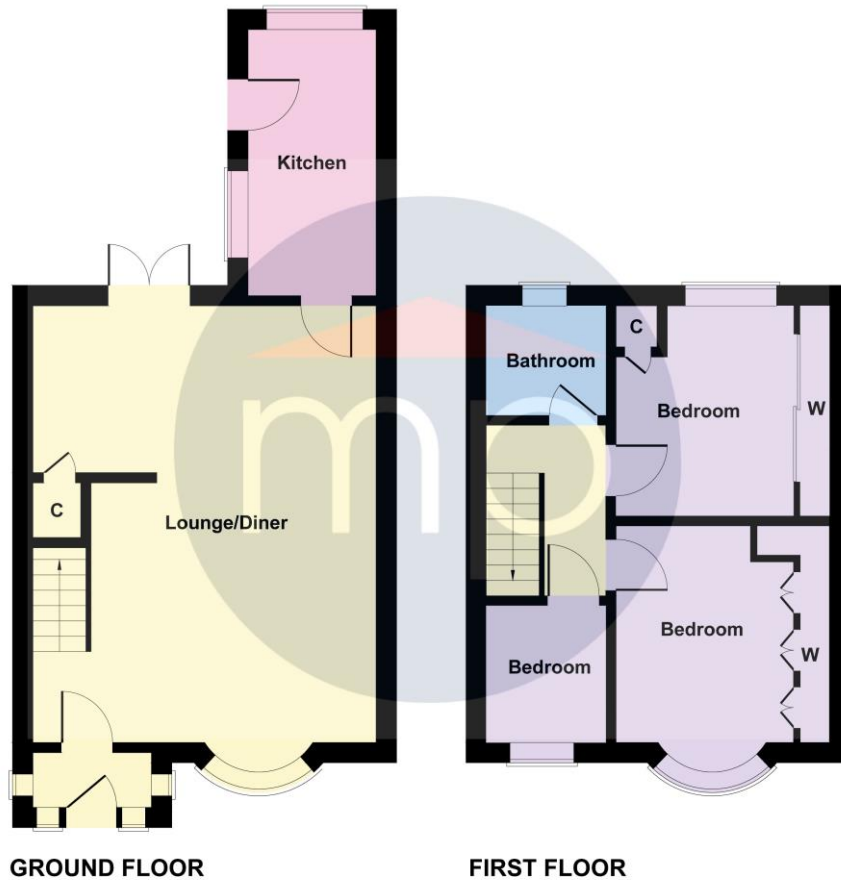
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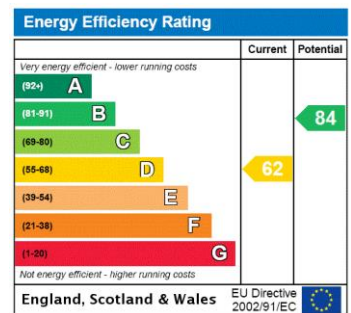


47 Crathorne Crescent



Not to Scale. Produced by The Plan Portal 2023
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