

ST. FRANCIS CLOSE, ACKLAM, MIDDLESBROUGH, TS5 4GY



- ▲ 50% Shared Ownership with Thirteen Group, 100% available to purchase for £110,000
- ▲ Really Lovely Modern Style Semi Detached Retirement Bungalow
- ▲ It's a Straightforward Chain Free Sale
- ▲ Well Positioned Within Really Easy Reach of Local Shops & Good Bus Route
- ▲ Private Driveway

- ▲ Lounge & 'Eat-In' Kitchen/Diner with Modern Units
- ▲ Two Bedrooms, Master Bedroom with Shower Room En-Suite
- ▲ UPVC Double Glazing & Central Heating with Combi Boiler

£55,000 - 50% Ownership - 100% Available for £110,000

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Chain free sale. This really well looked after, nicely decorated modern style two bedroom/two-bathroom retirement bungalow merits a few moments of your time for a viewing.

Really conveniently located, it is within close walking distance of local shops and a very good regular bus route with a service into Middlesbrough Town Centre.

The modern, well planned interior comprises very briefly entrance hall, lounge, an eat-in kitchen/diner with smart modern units, two good size bedrooms (the master has an en-suite shower room) and principal bathroom. Outside, the rear garden has a lawn and patio, and there is some useful parking on the driveway in front. As you would expect from such a modern place, the fixtures and fittings are bang up to date, it has the benefit of UPVC double glazing and central heating with an efficient combi boiler.

GROUND FLOOR

ENTRANCE HALL - White composite entrance door, radiator, storage cupboard and woodgrain effect laminate flooring.

LOUNGE - 3.76m x 4.24m (12'4" x 13'11")

With electric flame effect fire, woodgrain effect laminate flooring and radiator.

KITCHEN BREAKFAST ROOM - 3.76m x 4.55m (12'4" x 14'11")

With cream wall, drawer, and floor units, wood block effect roll edge worktop, stainless steel sink, space for freestanding cooker, space for fridge freezer and space for washing machine, splashback tiles, large storage cupboard, two radiators and composite door to the rear garden.

BEDROOM ONE - 4.1m (13'5") x 2.51m (8'3") increasing to 3.63m (11'11")

With radiator.

EN-SUITE - 2.74m x 1.1m (9' x 3'7")

White three-piece suite comprising close coupled WC, pedestal wash hand basin, double shower with Mira Sprint electric shower unit, radiator, tile effect lino flooring and extractor fan.

BEDROOM TWO - 2.74m x 3.12m (9' x 10'3")

With radiator.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BATHROOM - 2.74m x 2.03m (9' x 6'8")

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

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking and to the rear there is a fence enclosed garden with lawn and patio.

AGENTS REF: - TM/LS/MID230676/12022024

Council Tax Band: A **Tenure:** Leasehold

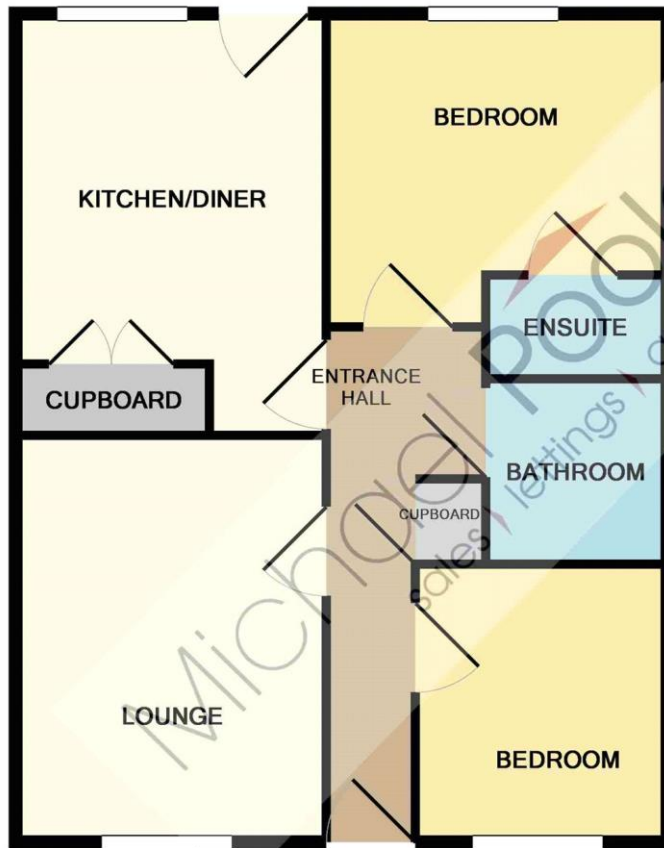
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Tel: **01642 254222**



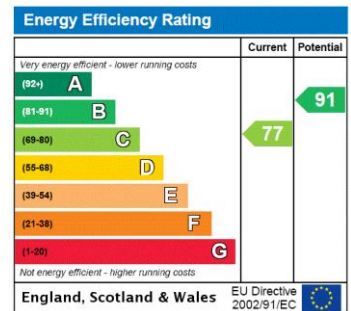
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TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.8 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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