

CONISTON GROVE, ACKLAM, MIDDLESBROUGH, TS5 7DE



- ▲ A Great Family Home for First Time Buyers, Young Couples & Families Alike.
- ▲ Featuring a 75ft Southerly Facing Garden

- ▲ Baxi Duo-Tec Combi Boiler
- ▲ Off-Street Parking with a Detached Garage.

£165,000

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A tastefully decorated three-bedroom semi in the family suburb of Acklam. With shops & good schooling only a short walk away it's ideal home for a family.

Features of the property include gas central heating with a combi boiler. uPVC double glazed windows, off street parking, modern open plan lounge/diner & 75ft southerly facing rear garden.

The property comprises entrance hall, open plan lounge/diner & kitchen. On the first floor there are three bedrooms and a bathroom. Externally there is off street parking to the front and to the rear a 75ft rear garden which is southerly facing.

GROUND FLOOR

ENTRANCE HALL - Entered by black composite entrance door. Stairs leading to the first floor, radiator, wood grain effect laminate flooring.

LOUNGE/DINER - 6.88m (22'7") x 3.2m (10'6") widening to 5m (16'5")

With electric Flame effect fire, two radiators, wood grain effect laminate flooring and understairs storage cupboard.

KITCHEN - 3.15m x 2.8m (10'4" x 9'2")

With wood grain effect wall, drawer and floor units, roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan, white splashback tiles, one and half bowl stainless steel sink unit, space for a fridge/freezer, space for washer, radiator, sliding doors to the rear garden and tiled effect lino flooring.

FIRST FLOOR

LANDING

BEDROOM 1 - 3.07m x 3.43m (10'1" x 11'3")

Radiator.

BEDROOM 2 - 3.12m x 3.35m (10'3" x 11')

Radiator.

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BEDROOM 3 - 1.83m x 1.73m (6' x 5'8")

Radiator.

BATHROOM - 2.13m x 1.65m (7' x 5'5")

With closed coupled toilet, pedestal washbasin, panel bath, radiator, and white tiled walls.

EXTERNALLY - To the front of the property there is off-street parking for a single car and a shared driveway. To the rear of the property there is a single detached garage and a 75ft. Southerly facing rear garden.

AGENTS REF: - TM/GD/MID230739/22012024

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

TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



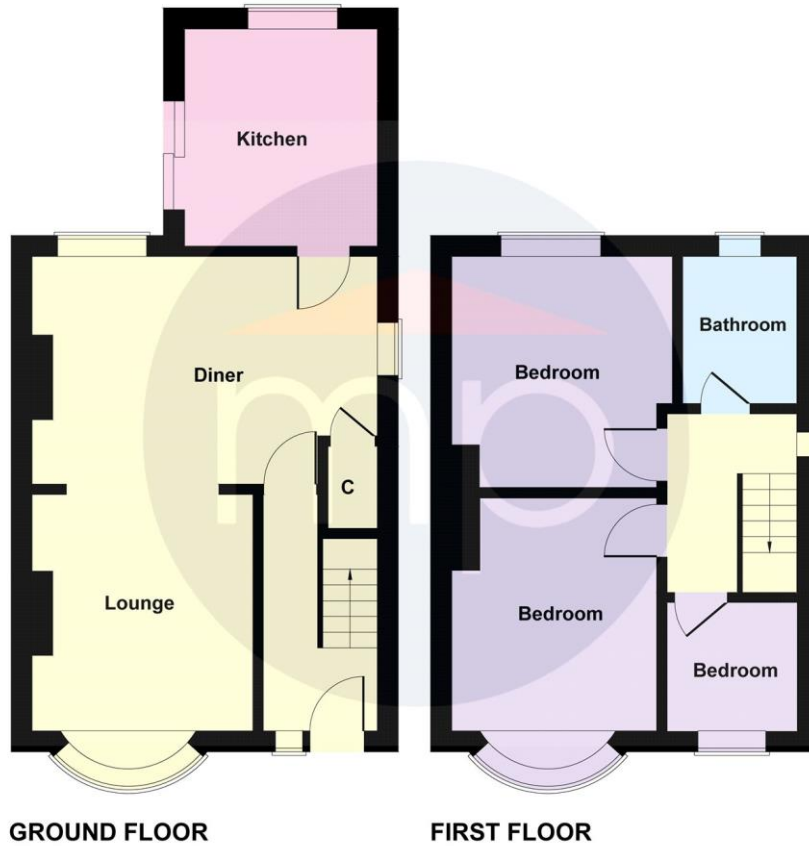
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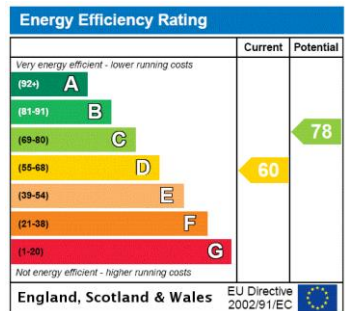
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71 Coniston Grove



Not to Scale. Produced by The Plan Portal 2024
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