

HESLEDEN AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8RX



- ▲ Extended, Modernised & Very Comfortable Dormer Style Semi Detached House
- ▲ Three Bedrooms, Master Bedroom with Fitted Wardrobes
- ▲ Great Position off Trimdon Avenue, Backing onto St Clare's RC Primary School

- ▲ Private South Facing Rear Garden
- ▲ Ample Car Parking Spaces to the Front
- ▲ UPVC Double Glazing
- ▲ Central Heating with a Combi Boiler

£155,000

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It's been tastefully modernised and is welcoming, cared-for and is as happy as a house can get.

Really nicely positioned off Trimdon Avenue, the rear garden faces perfectly south and as it backs onto St Clare's RC Primary School, it's not overlooked either so is very private.

Other nice features include ample parking on the driveway, UPVC double glazed windows and exterior doors, central heating with a combi boiler and a modern bathroom suite.

Briefly the accommodation comprises entrance hall, really smart modern ground floor bathroom, lounge, garden room extension and kitchen. There are three bedrooms (bedroom one has fitted wardrobes) on the first floor.

GROUND FLOOR

ENTRANCE HALL - 3.07m x 1.65m (10'1" x 5'5")

UPVC entrance door with double glazed insert, stairs to the first floor, radiator, under stairs cupboard and tiled flooring.

BATHROOM - 1.9m x 1.63m (6'3" x 5'4")

Modern white three-piece suite comprising close coupled WC, wall mounted wash hand basin with mixer tap, bath with shower, tiled walls, spotlights to ceiling, chrome towel radiator and tiled floor.

LOUNGE - 3.07m (10'1") reducing to 2.24m (7'4") x 6.58m (21'7")

With two radiators and solid wood flooring.

KITCHEN - 2.54m x 2.3m (8'4" x 7'7")

With grey wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob, stainless steel sink unit, space for washing machine, space for dryer and space for fridge freezer. Splashback tiles, tiled flooring, and chrome towel radiator.

GARDEN ROOM - 4.27m x 3.56m (14' x 11'8")

With two radiators, French doors to the rear garden, tiled flooring, and spotlight in the ceiling.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 3.96m x 2.97m (13' x 9'9")

With radiator, built-in wardrobes with sliding doors and further storage cupboard.

BEDROOM TWO - 3.86m x 2.44m (12'8" x 8')

With radiator and built-in storage cupboard.

BEDROOM THREE - 2.44m x 2.57m (8' x 8'5")

With radiator and storage cupboard.

EXTERNALLY

GARDENS & PARKING - To the front there is a neat open plan lawned garden and a driveway. To the rear there is a private fence enclosed garden overlooking the school fields.

AGENTS REF: - TM/LS/MID240045/27022024

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222

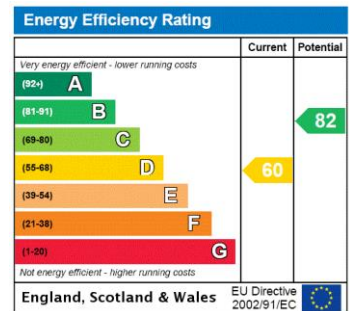


177 Hesleden Avenue



Not to Scale. Produced by The Plan Portal 2024
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