

## HESLEDEN AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8RQ



- ▲ A Great Purchase for a First Time Buyer or Young Couple
- ▲ Three Bedroom Semi Detached House
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors

- ▲ Ample Off Street Parking & Garage
- ▲ Neat Front & Rear Gardens
- ▲ Two Separate Reception Rooms
- ▲ No Chain

**£172,500**

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A three bedroom semi with ample off street parking, good local schooling, and a parade of shops all within walking distance. Perfect for first time buyers and young couples alike!

Notable features include gas central heating with a combi boiler, UPVC double glazed windows and exterior doors, off street parking for multiple cars, detached garage, neat gardens both front and rear and two separate reception rooms.

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a bathroom. Access to the loft space is via a drop down ladder on the landing.

**GROUND FLOOR**

**ENTRANCE HALL - 1.8m x 3.9m (5'11" x 12'10")**  
With UPVC entrance door, staircase to the first floor, radiator, and woodgrain effect laminate flooring.

**LOUNGE - 3.9m x 3.1m (12'10" x 10'2")**  
With radiator and woodgrain effect laminate flooring.

**DINING ROOM - 3.4m x 2.7m (11'2" x 8'10")**  
With radiator, patio door to the rear garden and woodgrain effect laminate flooring.

**KITCHEN - 3.1m x 2.2m (10'2" x 7'3")**  
Cream wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob, stainless steel sink, space for fridge freezer, space for washing machine and space for dishwasher.

**FIRST FLOOR**

**LANDING**  
With access via a dropdown ladder to a boarded loft.

**BEDROOM ONE - 3m x 4m (9'10" x 13'1")**  
With radiator.

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

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## **BEDROOM TWO - 3m x 3.3m (9'10" x 10'10")**

With radiator, storage cupboard and woodgrain effect laminate flooring.

## **BEDROOM THREE - 3.1m x 1.9m (10'2" x 6'3")**

With radiator and storage cupboard.

## **BATHROOM - 1.7m x 1.9m (5'7" x 6'3")**

White three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with Triton Enrich electric shower and plastic cladded walls.

## **EXTERNALLY**

### **GARDENS, PARKING & GARAGE**

To the front there is off street parking for multiple cars on a block paved driveway with carport and access to the detached garage. To the rear there is a fence enclosed garden with artificial lawn, patio, and decking.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

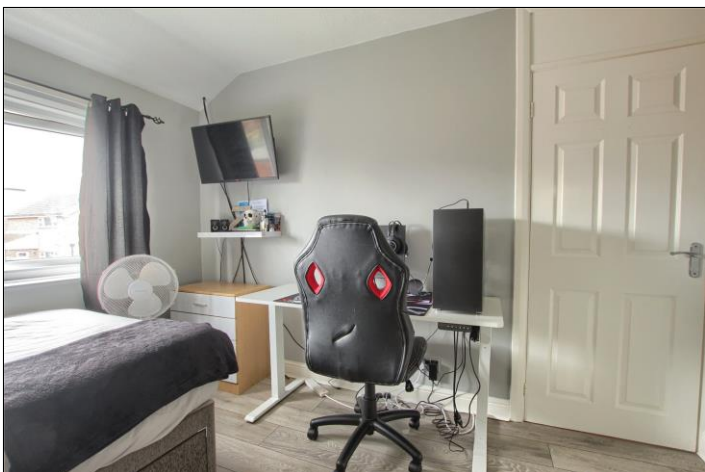
No Known Rights of Way

**AGENTS REF:** - TM/LS/MID240069/20032024

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

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Tel: **01642 254222**

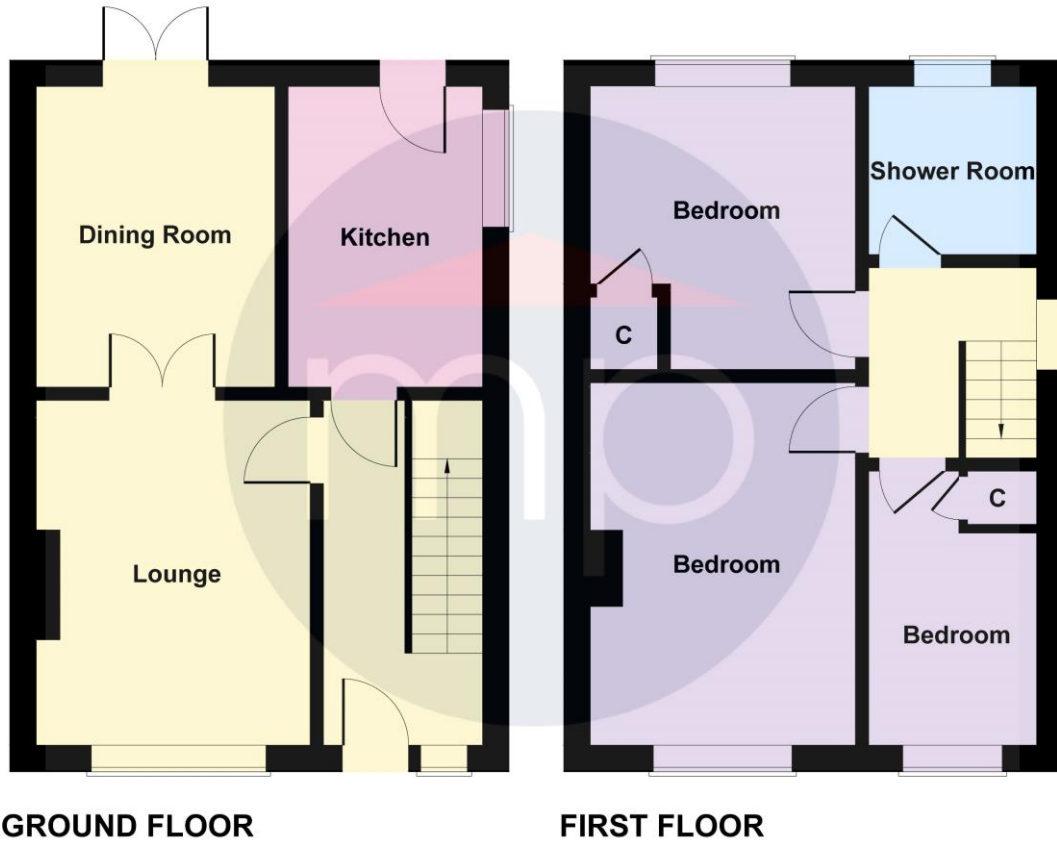




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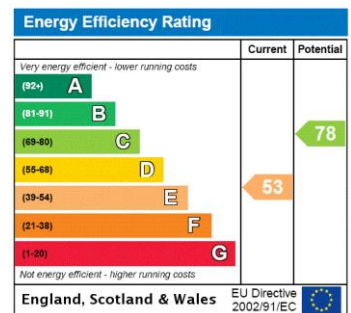


### 56 Hesleden Avenue



Not to Scale. Produced by The Plan Portal 2024  
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