

RIDLEY AVENUE, ACKLAM, MIDDLESBROUGH, TS5 7AW



- ▲ Early Viewing is Advised!
- ▲ Modern Worcester Bosch Combi Boiler
- ▲ Private Landscaped Rear Garden with Decking, Lawn & Patio
- ▲ Perfect Family Home with Good Schooling in the Area

- ▲ Off Street Parking for Multiple Cars with a Detached Garage
- ▲ UPVC Double Glazed Windows & Composite Exterior Doors
- ▲ Stylish Modern Kitchen with Fitted Appliances

£179,950

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We certainly advise an early viewing for this property!

Renovated, refined and upgraded in recent years this three-bedroom semi has been the subject of a great refurb!

Features include gas central heating with a modern Worcester Bosch combi boiler. Private rear garden which will be perfect in the summer months for hosting people round, off street parking to the front as well as a detached garage. uPVC double glazed windows, composite exterior doors, stylish modern kitchen with fitted appliances.

The property comprises entrance hall, lounge, open plan kitchen/diner & ground floor WC. On the first floor there are three bedrooms and a family bathroom. Externally there is off street parking for multiple cars to the front and to the rear a private social garden with a patio, decking and lawn.

GROUND FLOOR

ENTRANCE HALL - 3.3m x 1.8m (10'10" x 5'11")

Entered by Grey composite entrance door with double glazed insert, stairs leading to the first floor, cast iron style radiator, Moduleo flooring.

LOUNGE - 3.1m x 3.2m (10'2" x 10'6")

With log burner, engineered wood flooring and radiator.

KITCHEN/DINER - 5.8m (19') reducing to 3.2m (10'6") x 5.2m (17'1") reducing to 2.9m (9'6")

High gloss Grey wall, drawer and floor units, wood block worktop, electric oven, four ring gas hob with a stainless-steel extractor fan and white splashback tiles, integrated dishwasher, space for a fridge/freezer and washer, integrated one and half bowl sink unit, storage cupboard and radiator.

LOBBY

Composite door leading to the rear garden. Storage cupboard housing the Worcester Bosch combi boiler.

W.C. - 1.3m x 0.6m (4'3" x 2')

With close coupled toilet, wall mounted wash basin and tiled flooring.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING

Loft access via a dropdown ladder to the partially boarded loft space.

BEDROOM 1 - 3.1m x 3.2m (10'2" x 10'6")

With cast iron style radiator, fitted wardrobes and solid wood flooring.

BEDROOM 2 - 3.1m x 3.2m (10'2" x 10'6")

With cast iron style radiator and solid wood flooring.

BEDROOM 3 - 1.9m x 2.2m (6'3" x 7'3")

With cast iron style radiator and solid wood flooring.

BATHROOM - 1.6m x 1.9m (5'3" x 6'3")

With modern white three-piece suite comprising; close coupled toilet, wall mounted wash basin, half free standing bath with over the bath double shower comprising of a rainfall shower and a handset shower head, white splashback tiles, pattern tiled flooring, wall mounted heated towel rail.

EXTERNALLY

To the front of the property there are neat gardens and off-street parking for multiple cars with access to the Detached Garage. To the rear is a lovely private fenced enclosed rear garden with lawn, decking and sandstone patio with access to the garage.

AGENTS REF: - TM/GD/MID240116/06032024

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

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A photograph of the Michael Poole property consultants storefront at night. The storefront has a blue neon sign that reads "Michael Poole property consultants". The windows are large and display property listings. The interior is lit up, and the sign is illuminated.

Do you have a property you need to sell **before** you can buy?

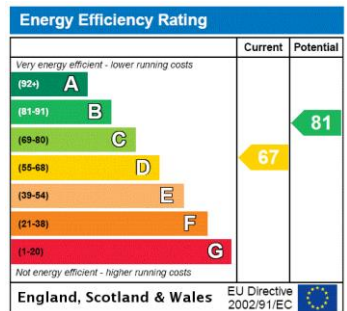
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48 Ridley Avenue



Not to Scale. Produced by The Plan Portal 2024
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