

PREEN DRIVE, ACKLAM, MIDDLESBROUGH, TS5 8AJ



- ▲ Perfect for First Time Buyers & Young Couples Alike
- ▲ Gas Central Heating with a Baxi Boiler
- ▲ L' Shaped Kitchen Diner with Bosch Appliances Included
- ▲ Detached Garage
- ▲ Large Sunny Rear Garden

- ▲ Off Street Parking for Multiple Cars
- ▲ Modernised Throughout to a High Standard
- ▲ Full Re-Wire & Damp Proof Course Undertaken in Recent Years
- ▲ Recently Installed UPVC Windows & Doors

£199,950

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With a large sunny rear garden this three bedroom semi will make for the perfect home to start a family in!

Notable features include gas central heating with a Baxi combi boiler, off street parking for multiple cars on the block paved/resin driveway, large sunny rear garden, modern kitchen with shaker design units and fitted appliances and a modern four-piece bathroom.

The property comprises entrance hall, lounge, and kitchen/diner. On the first floor there are three bedrooms and a bathroom. Externally there is off street parking for multiple cars and to the rear there is a large fence enclosed garden with patio, lawn, and detached garage.

Mains Utilities
 Gas Central Heating
 Mains Sewerage
 No Known Flooding Risk
 No Known Legal Obligations
 Standard Broadband & Mobile Signal
 No Known Rights of Way

Tenure - Freehold
 Council Tax Band C

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

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GROUND FLOOR

ENTRANCE HALL - 3.4m x 1.7m (11'2" x 5'7")

Black composite entrance door, radiator, and staircase to the first floor.

LOUNGE - 3.8m x 3.4m (12'6" x 11'2")

With two radiators.

L' SHAPED KITCHEN DINER - 5.67m (18'7") reducing to 1.9m (6'3") x 2.87m (9'5") increasing to 7.2m (23'7")

With shaker design wall, drawer, and floor units, granite worktop, electric oven, four ring induction hob with extractor fan, one and a half bowl sink unit with boiling water tap, integrated dishwasher, washing machine and space for fridge freezer. Tile effect laminate flooring, two radiators, and two sets of French doors open to the rear garden.

FIRST FLOOR

LANDING

With loft access and radiator.

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

With radiator and fitted wardrobes with sliding doors.

BEDROOM TWO - 3.3m x 3.2m (10'10" x 10'6")

With radiator.

BEDROOM THREE - 2.0m x 1.7m (6'7" x 5'7")

With radiator.

BATHROOM - 1.7m x 2.2m (5'7" x 7'3")

Four-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, corner shower, radiator, spotlights in the ceiling, extractor fan and woodgrain effect vinyl flooring.

EXTERNALLY

GARDENS & GARAGE

To the front there is off street parking for multiple cars on a block paved/resin driveway leading to a detached garage and to the rear there is a fence enclosed garden with lawn and patio area.

AGENTS REF: - TM/LS/MID240187/05042024

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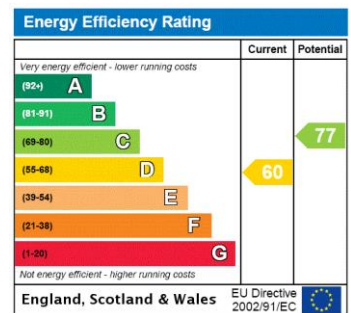


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