

**QUEENSBURY GROVE, ACKLAM GARDENS, ACKLAM,
MIDDLESBROUGH, TS5 4GW**



- ▲ Modern & Nicely Decorated Gleeson Built Semi Detached House with Three Bedrooms
- ▲ Several Years Still Remain on the NHBC Builders Warranty
- ▲ Lounge, Handy Downstairs Toilet & Kitchen/Diner with Modern High Gloss Units
- ▲ UPVC Double Glazing & Central Heating with an Ideal Logic Combi Boiler
- ▲ Off Street Parking for Two Cars
- ▲ Very Easy to Just Move Straight Into

£140,000

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An ideal home for young families, first time purchasers and 'Buy-to-Let' landlords alike. This very modern, nicely decorated three bedroom example is a most welcome addition to what is currently available.

A straightforward chain free sale and very easy to move into! It has off street parking for two cars, a good size rear garden, UPVC double glazing and central heating with a combi boiler. There are also several years still remaining on the NHBC builders' warranty.

Comprising briefly entrance hall, lounge, a handy downstairs toilet and kitchen/diner with modern high gloss style units and built-in oven and hob. The first floor has three good size bedrooms and bathroom with a modern white suite.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door and staircase to the first floor.

KITCHEN/DINING ROOM - 3.07m (10'1") reducing to 2.4m (7'10") x 4.9m (16'1")

With grey high gloss handleless wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four ring electric hob with integrated extractor fan and splashback tiles, stainless steel sink unit with mixer tap, space for fridge freezer, space for washing machine, space for small dishwasher, radiator and woodgrain effect laminate flooring.

WC

With close coupled WC and wash hand basin.

LOUNGE - 4.1m x 3.3m (13'5" x 10'10")

With UPVC French doors opening to the rear garden, radiator and woodgrain effect laminate flooring.

FIRST FLOOR

LANDING

With loft access.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM ONE - 4.1m x 2.5m (13'5" x 8'2")

With radiator.

BEDROOM TWO - 3.8m x 2.6m (12'6" x 8'6")

With radiator.

BEDROOM THREE - 1.8m x 2.7m (5'11" x 8'10")

With radiator.

BATHROOM - 1.8m x 1.6m (5'11" x 5'3")

White three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with splashback tiles and overhead shower, chrome towel radiator and extractor fan.

EXTERNALLY

PARKING & GARDEN

To the front there are two off street parking spaces and to the rear there is a fence enclosed garden with lawn and patio.

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - TM/LS/MID250096/14022025

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

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GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.

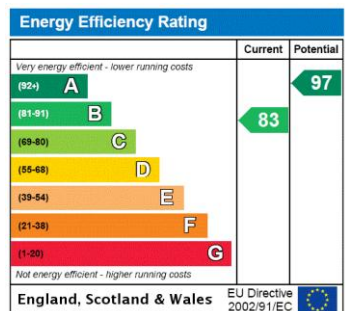
FIRST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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