

RUSHLEIGH AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8PF



- ▲ An Extended Bay Fronted Semi Detached House with Three Bedrooms
- ▲ Very Pleasantly Positioned in a Small Quiet Cul-De-Sac off Ruskin Avenue
- ▲ Good Schooling, Shops & Other Really Useful Facilities are Close By
- ▲ Southerly Facing Rear Garden, Detached Garage & Ample Parking on the Driveway
- ▲ 27ft Through Lounge/Dining Room & Rear Sitting/Garden Room Extension
- ▲ 18ft 'Eat-In' Breakfast Kitchen
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Combi Boiler
- ▲ Useful Boarded Loft Space with a Pull Down Ladder

£190,000

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Really nicely positioned in a small quiet cul-de-sac off Ruskin Avenue, this extended bay fronted semi-detached house with three bedrooms is a chain free sale and has the bonus of a southerly facing rear garden.

Other noteworthy features include UPVC double glazed windows and exterior doors, central heating with a combi boiler, a detached garage and ample car parking space. The loft has been fully boarded out to create some easy to reach additional storage space.

Families flock to this area of Acklam because there's good schooling, shops and lots of other useful facilities close by.

Comprising entrance hall, 27ft through lounge/diner, rear sitting/garden room extension and an 18ft 'Eat In' breakfast kitchen. The first floor has three bedrooms and bathroom with a three piece suite.

GROUND FLOOR

ENTRANCE HALL

White UPVC entrance door with double glazed insert, radiator, and staircase to the first floor with utility meter cupboard and separate coat/shoe cupboard below which also houses an Ideal Esprit gas fired combination boiler.

THROUGH LOUNGE/DINING ROOM - 8.33m (27'4") into depth of bay x 3.7m (12'2") reducing to 3.25m (10'8") in the Dining Area
Living flame gas fire with marble hearth and inlay and reproduction style surround. radiator and opening into

REAR SITTING/GARDEN ROOM EXTENSION - 2.84m x 2.57m (9'4" x 8'5")

With UPVC double glazed French doors opening onto the rear garden and radiator.

EAT-IN BREAKFAST KITCHEN - 5.54m (18'2") x 2.77m (9'1") reducing to 2.26m (7'5")

Woodgrain effect wall, drawer and floor cupboards with marble effect square edge work surfaces, co-ordinated tiled splashbacks, and a single drainer stainless steel sink unit with mixer tap. Space for washing machine, cooker, and fridge freezer. UPVC exterior door with double glazed insert and radiator.

FIRST FLOOR

LANDING

With access to a very useful fully boarded loft with electric lighting and a pull down loft ladder.

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BEDROOM ONE - 4.6m (15'1") into depth of bay window x 3.33m (10'11")

With radiator.

BEDROOM TWO - 3.8m x 3.33m (12'6" x 10'11")

With radiator.

BEDROOM THREE - 2.4m x 2.2m (7'10" x 7'3")

With radiator.

BATHROOM

Three-piece suite comprising panelled bath, pedestal wash hand basin, low level WC and radiator.

EXTERNALLY

GARDENS

There is a deep front garden with a neat lawn and shrub beds. Side access leads to a good size southerly facing rear garden with a paved patio, lawn, shrub border, outside tap, and an additional small patio area behind the garage.

GARAGE

A concrete driveway provides ample car parking space and leads to a single detached brick built garage with a pitched and tiled roof, up and over door, electric supply and lighting laid on.

AGENTS REF: - IM/LS/NUN220188/25032022

Council Tax Band: C

Tenure: Freehold

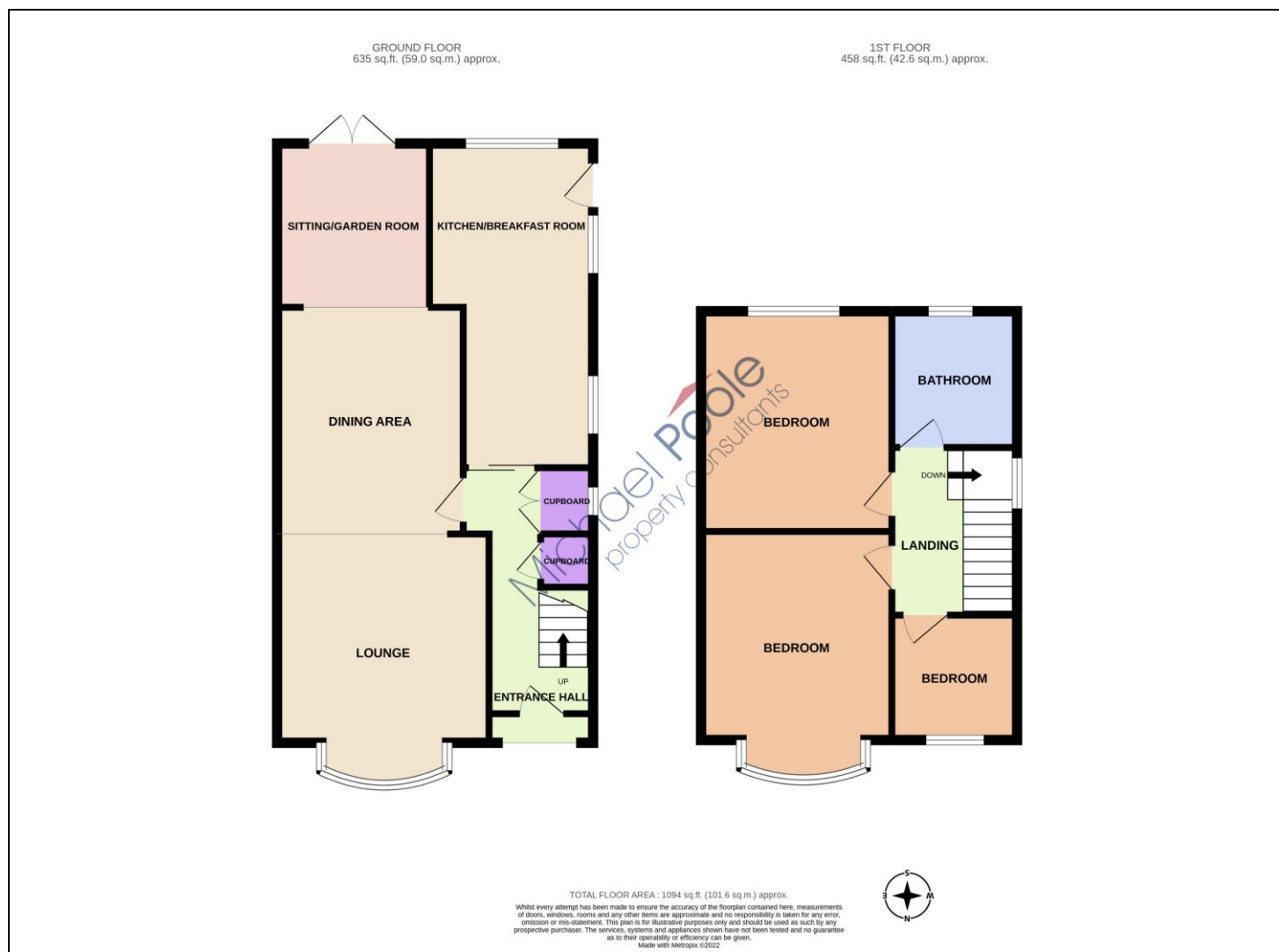
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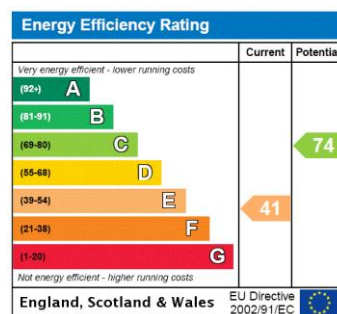


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