

CORBY AVENUE, ACKLAM, MIDDLESBROUGH, TS5 4RD



- ▲ A Great Starting Point to Get onto the Property Ladder!
- ▲ Off Street Parking for up to Two Cars with a Further Spot to the Rear of the Property & a Single Garage

- ▲ Gas Central Heating with a Combi Boiler
- ▲ Modern Stylish Kitchen with Shaker Design Cabinets
- ▲ Landscaped Rear Garden with Patio, Lawn & Decking

£150,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Ready to move straight into, this three bedroom end terrace property has ample living space for a young family. Features include gas central heating with a combi boiler, UPVC double glazed windows and exterior doors, off street parking with single garage, side garden that has been recently landscaped with lawn, decking and patio, as well as this there's a further off street parking spot to the rear of the property.

The property comprises entrance hall, open plan lounge/diner and extended kitchen. On the first floor there are three bedrooms and a bathroom.

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door with double glazed insert, staircase to the first floor and radiator.

LOUNGE/DINER - 6.6m x 4.01m (21'8" x 13'2")

With two radiators, woodgrain effect laminate flooring, gas fire in surround, and spotlights to ceiling.

KITCHEN DINER - 5m x 3.23m (16'5" x 10'7")

With woodgrain effect shaker design wall, drawer, and floor units with roll edge worktop, four ring gas cooker with stainless steel extractor fan, space for fridge freezer and washing machine, one and a half bowl stainless steel sink unit, radiator, woodgrain effect laminate flooring, UPVC French doors to the rear garden and spotlights to the ceiling.

FIRST FLOOR

LANDING

With loft access and spotlights to the ceiling.

BEDROOM ONE - 3.68m x 3.2m (12'1" x 10'6")

With radiator and spotlights.

BEDROOM TWO - 3.18m x 2.8m (10'5" x 9'2")

With cupboard housing the boiler, woodgrain effect laminate flooring, and radiator.

BEDROOM THREE - 2.13m x 1.68m (7' x 5'6")

With radiator.

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

www.michaelpoole.co.uk



CORBY AVENUE, TS5 4RD

BATHROOM - 1.65m x 1.68m (5'5" x 5'6")

White three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with Mira Sprint electric shower unit, radiator, and tiled walls.

EXTERNALLY

PARKING, GARDEN & GARAGE

To the front there is off street parking for two cars on the paved driveway and to the rear there is a fence enclosed corner plot garden with patio, lawn, further off street parking spot and access to the garage.

AGENTS REF: - TM/LS/NUN230099/18102023

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

TO VIEW: Contact our Middlesbrough office on

Tel: 01642 254222



CORBY AVENUE, TS5 4RD

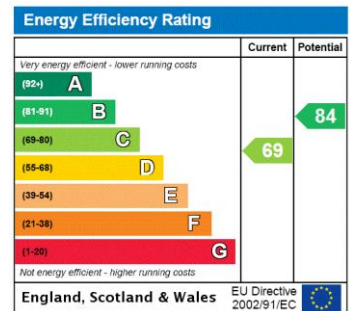


15 Corby Avenue



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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