

BOLTBY CLOSE, ACKLAM HALL, MIDDLESBROUGH, TS5 7NF



- ▲ An Ideal Home for a First Time Buyer & Young Couples Alike!
- ▲ Modern Style Kitchen with Integrated Units
- ▲ Open Plan Lounge/Diner
- ▲ Stunning Rear Garden

£159,950

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An ideal home for a first time buyer and young couples alike! Featuring a modern style kitchen with integrated units, stunning rear garden, off street parking with a garage and open plan lounge/diner.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, staircase to the first floor, woodgrain effect laminate flooring and under stairs cupboard.

LOUNGE - 3.96m x 3.96m (13' x 13')
With radiator and feature fireplace.

DINING ROOM - 3.18m x 3m (10'5" x 9'10")
With radiator.

KITCHEN - 3.18m x 2.74m (10'5" x 9')
With light grey high gloss wall, drawer, and floor units with handleless doors, worktops, integrated electric oven and a four ring hob with integrated extractor fan, integrated half height fridge, integrated half height freezer, and integrated washing machine. One and a half bowl sink unit with mixer tap. UPVC door to the rear garden.

FIRST FLOOR

LANDING - With storage cupboard.

BEDROOM ONE - 3.38m x 2.54m (11'1" x 8'4")
With radiator, woodgrain effect laminate flooring and fitted wardrobes with sliding doors.

BEDROOM TWO - 3m x 2.74m (9'10" x 9')
With radiator and built-in wardrobes with sliding doors.

BEDROOM THREE - 2.41m x 2.1m (7'11" x 6'11")
With radiator, built-in wardrobes with sliding doors and woodgrain effect laminate flooring.

BATHROOM
Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin, bath with electric shower unit. White tiled walls and chrome towel radiator.

EXTERNALLY

GARAGE - There is a garage in a block of three with a parking space to the front.

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

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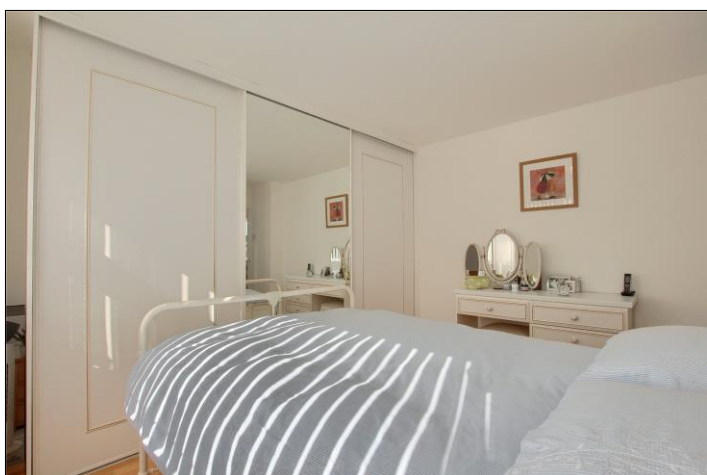
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GARDEN - To the rear of the property there is an easy to maintain fence enclosed garden with patio, lawn and shed.

AGENTS REF: - TM/LS/NUN230735/14092023

Council Tax Band: C **Tenure:** Freehold

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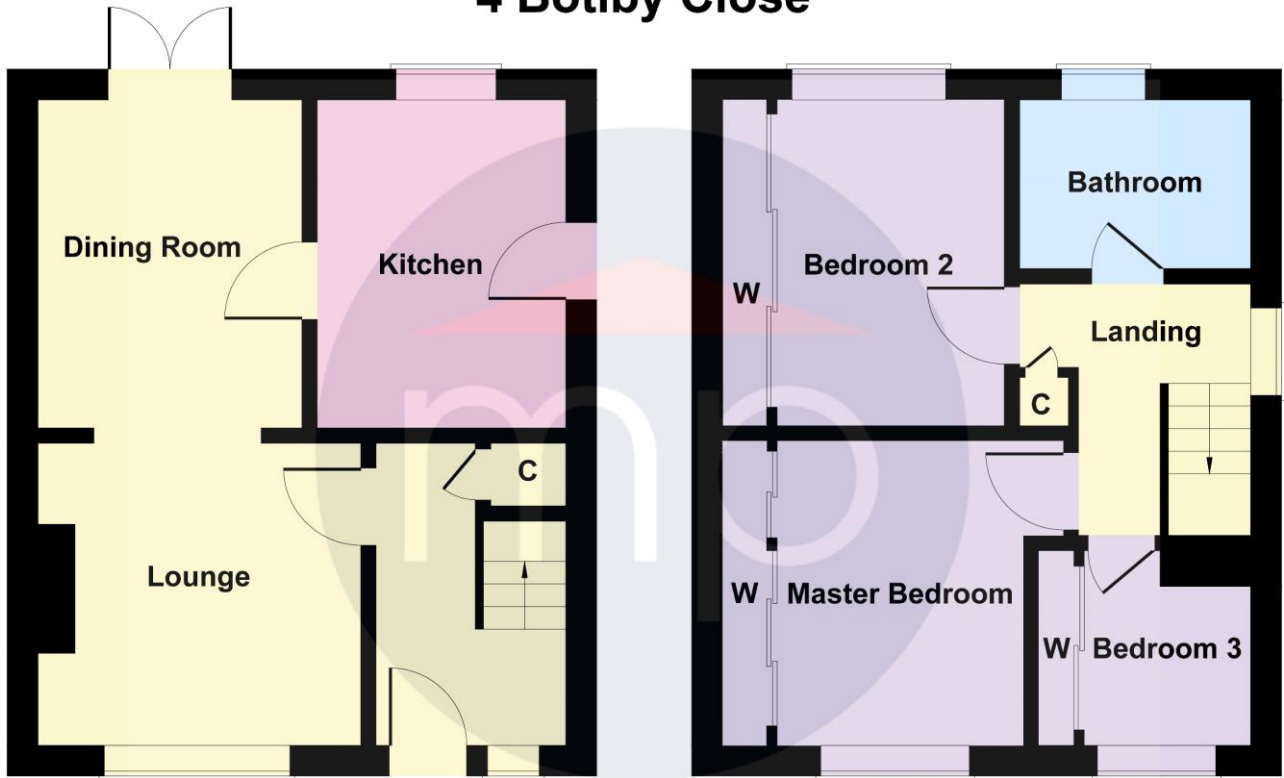
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4 Botlby Close



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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