

## RIDLEY AVENUE, ACKLAM, MIDDLESBROUGH, TS5 7AR



- ▲ Ripe For a Refurb!
- ▲ West Facing Rear Garden
- ▲ Chain Free Sale
- ▲ Detached Garage

- ▲ Low Maintenance Rear Garden
- ▲ Off Street Parking
- ▲ Blank Canvas to Turn into Your Ideal Family Home

**£149,950**

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Ripe for a refurb! Sure to be of interest to young couples looking to get stuck into a great project!

Located near some good schooling and shops it really is the perfect family area.

The property comprises entrance hall, sitting room, dining room and kitchen and ground floor WC. On the first floor there are three bedrooms and a bathroom. Externally there's off street parking to the front and a west facing rear garden.

### GROUND FLOOR

**ENTRANCE HALL - 2.08m x 2.82m (6'10" x 9'3")**  
With staircase to the first floor, radiator, and storage cupboard under the stairs.

**LOUNGE - 3.56m x 2.82m (11'8" x 9'3")**  
With radiator.

**DINING ROOM - 5.2m x 3.25m (17'1" x 10'8")**  
With radiator and two storage cupboards.

**KITCHEN - 3.12m x 1.96m (10'3" x 6'5")**  
With white wall, drawer, and floor units, roll edge worktop, space for electric cooker, space for washing machine, stainless steel sink and radiator.

**LOBBY -** With door to the rear garden.

**WC - 1.65m x 0.91m (5'5" x 3')**  
With close coupled WC.

### FIRST FLOOR

**LANDING -** With loft access.

**BEDROOM ONE - 2.72m x 3.12m (8'11" x 10'3")**  
With radiator and storage cupboard.

**BEDROOM TWO - 2.72m x 2.92m (8'11" x 9'7")**  
With radiator and storage cupboard.

**BEDROOM THREE - 1.9m x 2.06m (6'3" x 6'9")**  
With radiator.

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

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**BATHROOM - 1.9m x 1.7m (6'3" x 5'7")**

Comprising close coupled WC, pedestal wash hand basin, bath with Triton electric shower unit, towel radiator and tiled walls.

**EXTERNALLY**

**PARKING, GARAGE & GARDEN** - To the front there is off street parking leading to the garage and to the rear there is a fence enclosed low maintenance garden with patio area.

**AGENTS REF:** - TM/LS/NUN240128/15022024

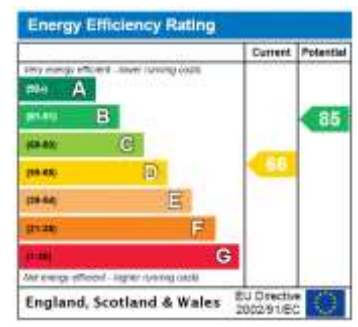
**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on  
Tel: **01642 254222**





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.



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