

STAINDROP DRIVE, ACKLAM, MIDDLESBROUGH, TS5 8NX



- ▲ Early Viewing is Advised!
- ▲ Modern Worcester Bosch Combi Boiler
- ▲ Private Landscaped Rear Garden with Decking, Lawn, Patio & Multi-Purpose Garden Room with Electric & Wi-Fi
- ▲ Rewired, Replumbed & Replastered in Recent Years

- ▲ Perfect Family Home with Good Schooling in the Area
- ▲ Off Street Parking for Multiple Cars & Double Length Garage
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Stylish Modern Kitchen with Fitted Appliances

£195,000

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We certainly advise an early viewing for this property! Renovated, refined, and upgraded in recent years, this three-bedroom semi has been the subject of a great refurb!

Features include gas central heating with a modern Worcester Bosch combi boiler, private rear garden which will be perfect in the summer months for entertaining, off street parking to the front as well as double length garage and UPVC double glazed windows.

The property comprises entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms, shower room and a separate WC. Externally there is off street parking for multiple cars to the front and to the rear there is a private garden with a patio, decking, lawn and multi-purpose garden room.

GROUND FLOOR

ENTRANCE PORCH

With UPVC entrance door.

HALLWAY - 2.9m x 2m (9'6" x 6'7")

With staircase to the first floor, radiator and patterned tiled flooring.

WC - 1.8m x 1.9m (5'11" x 6'3")

With close coupled WC, vanity wash hand basin, chrome towel radiator, part tiled walls, patterned tiled flooring and spotlights.

LOUNGE - 3.4m x 3.6m (11'2" x 11'10")

With radiator and LVT woodgrain effect flooring.

DINING ROOM - 2.7m x 3.4m (8'10" x 11'2")

With LVT woodgrain effect flooring, French doors to the rear garden and radiator.

KITCHEN - 3.4m x 2.7m (11'2" x 8'10")

With white wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with extractor fan, white splashback tiles, space for under counter fridge and freezer, space for dishwasher, radiator, tile effect lino flooring, storage cupboard and door to the garage.

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

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FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE - 3.6m x 3.3m (11'10" x 10'10")

With radiator and fitted wardrobes with sliding doors.

BEDROOM TWO - 3.1m x 3.4m (10'2" x 11'2")

With radiator.

BEDROOM THREE - 2.7m x 2.3m (8'10" x 7'7")

With radiator.

SHOWER ROOM - 1.6m x 2.1m (5'3" x 6'11")

With double shower, wall mounted vanity wash hand basin with mixer tap, chrome towel radiator and storage cupboard housing the Worcester Bosch combi boiler.

WC - 1.2m x 0.7m (3'11" x 2'4")

With close coupled WC and patterned tiled flooring.

EXTERNALLY

DOUBLE LENGTH GARAGE - 6.7m x 3m (22' x 9'10")

To the front there is off street parking for multiple cars on the block paved driveway leading to the garage.

GARDEN

To the rear there is a sunny fence enclosed garden with lawn, decking area, flowerbeds, and multi-purpose garden room.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - TM/LS/NUN240271/19032024

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

TO VIEW: Contact our Middlesbrough office on

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STAINDROP DRIVE, TS5 8NX



12 Staindrop Drive

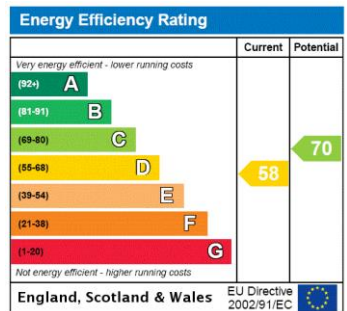


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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