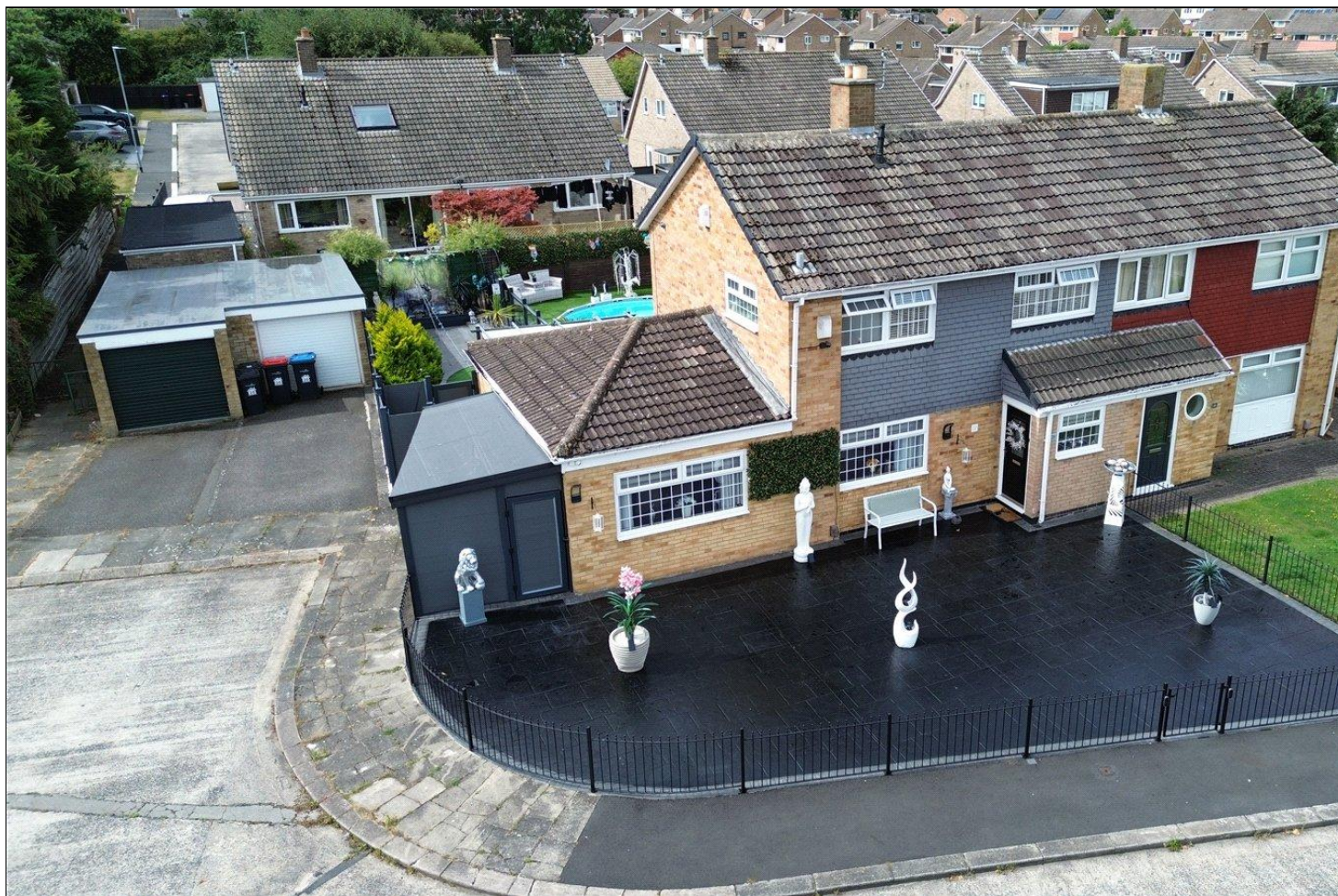


COTHERSTONE DRIVE, ACKLAM, MIDDLESBROUGH, TS5 8JJ



- ▲ Sure to Be of Interest to Families Looking for A Ready to Move into Home
- ▲ An Extended Three Bedroom Semi
- ▲ Heated 18ft Diameter Pool & Stunning Rear Garden with A Bar
- ▲ Concrete Print Front Which Could Be Utilised as Extra Off Street Parking
- ▲ In A Cul-De-Sac with Good Primary & Secondary Schooling Within Walking Distance as Well as Local Amenities!
- ▲ Stylish Kitchen with Fitted Appliances
- ▲ Modern Bathroom with A Whirlpool Bath
- ▲ Three Reception Rooms & Utility with A WC

£260,000

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Sure to be of interest to families looking for a ready to move into home!

This extended three bedroom semi gives you all the space you need! The standard of the work carried out in this home is superb!

Location wise it is nestled at the end of a quiet popular cul-de-sac with good primary and secondary schooling within walking distance as well as local amenities!

There are more notable features with this property than I have space for, but most importantly, there's the heated 18ft diameter pool, stunning rear garden, garage converted into a bar, handy large utility room and WC, three reception rooms, conservatory, stylish kitchen with fitted appliances, modern UPVC double glazed windows, concrete print front which could be utilised as extra off street parking, ample storage, modern bathroom with a whirlpool bath and much much more!

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door and staircase to the first floor.

LOUNGE - With electric flame effect fire.

SNUG

DINING ROOM

KITCHEN - With grey and white high gloss wall, drawer, and floor units, granite effect roll edge worktop, electric oven, four ring gas hob with splashback tiles and stainless steel extractor fan, integrated under counter fridge, integrated dishwasher, one and a half bowl sink unit with mixer tap and spotlights in the ceiling.

UTILITY - With grey wall and floor units, granite effect roll edge worktop, stainless steel sink, space for washing machine, space for dryer and space for fridge freezer, and UPVC door to the rear garden.

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WC - With close coupled WC.

CONSERVATORY - With UPVC patio door to the rear garden.

FIRST FLOOR

LANDING - With storage cupboard.

BEDROOM ONE - Fitted wardrobes with sliding doors.

BEDROOM TWO - With fitted wardrobes.

BEDROOM THREE - With fitted wardrobes.

BATHROOM - Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, Whirlpool bath with mixer tap shower over and chrome towel radiator.

EXTERNALLY

GARDENS - The front of the property has printed concrete with wrought fencing and could be utilised as off street parking subject to having the kerb dropped. To the rear there is a superb, enclosed garden with concrete print patio, raised artificial lawned area with an 18ft heated pool and water features.

BAR - The bar has been converted from the old garage and features electrics.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

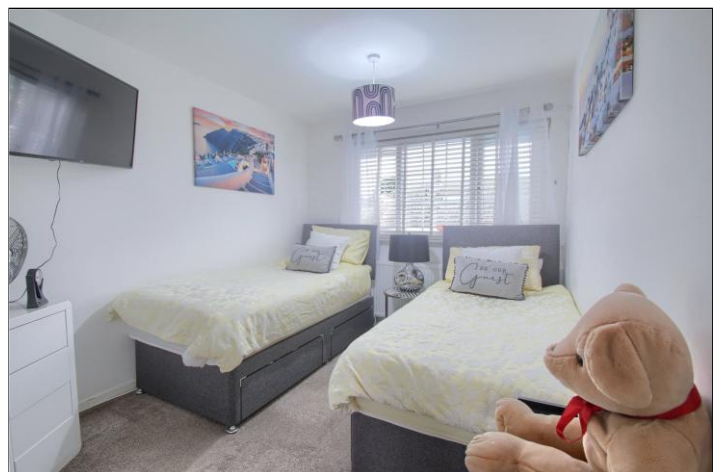
AGENTS REF: - TM/LS/COU200044/18082026

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

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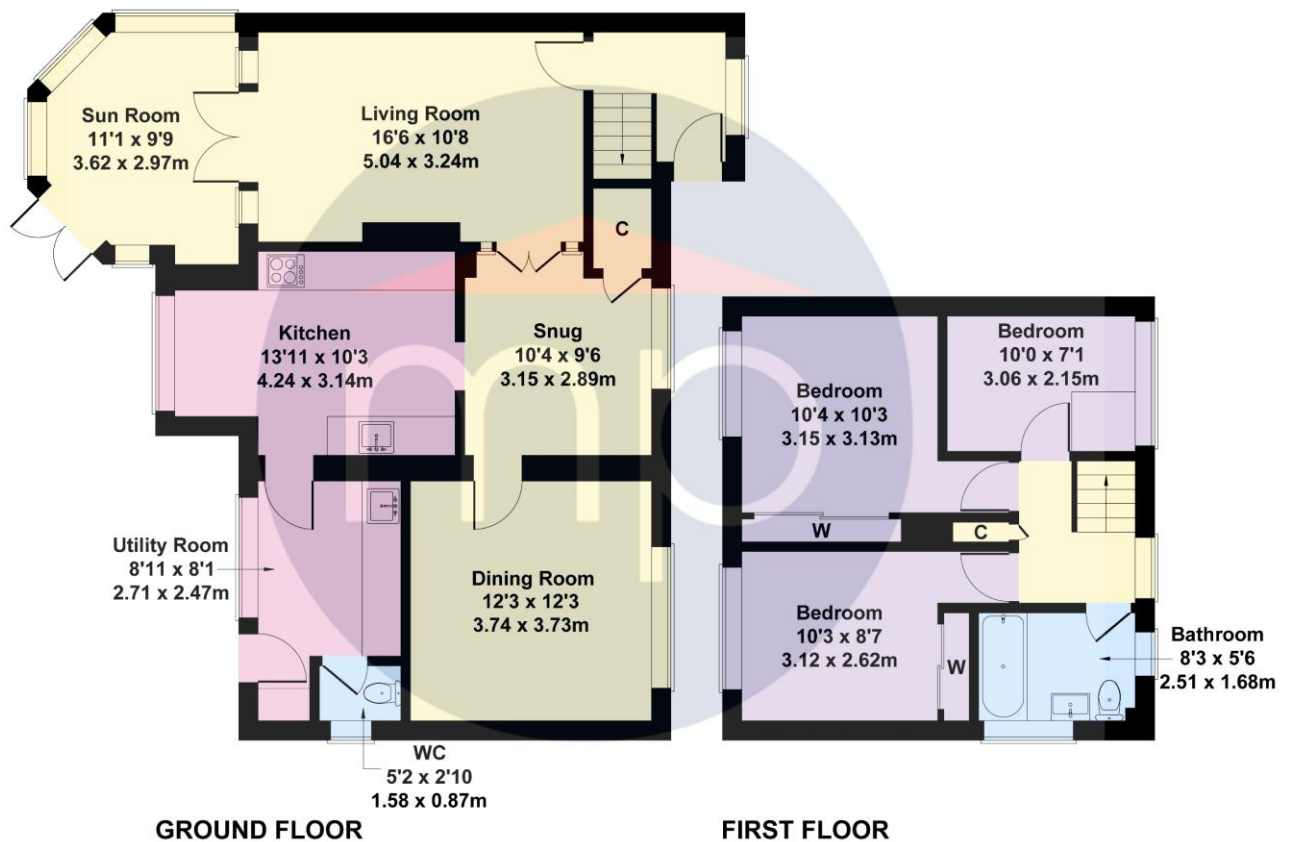


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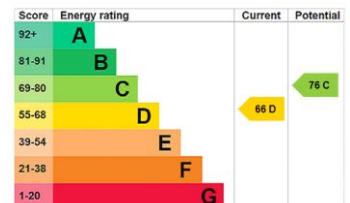
20 Cotherstone Drive

Approximate Gross Internal Area
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2026
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.



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