

ACKLAM ROAD, ACKLAM, MIDDLESBROUGH, TS5 8AZ



- ▲ Extended Detached Home with Three Double Bedrooms
- ▲ Offers A Superb Amount of Living Space on A Sizeable Plot
- ▲ Ample Off Street Parking for Multiple Cars & Single Garage
- ▲ Handy Utility Room/WC

- ▲ Corner Plot Property
- ▲ Walking Distance of Good Schooling, Easy Access to A19/A174 & Local Shops in The Area
- ▲ Study
- ▲ Large Kitchen/Dining/Lounge Area

£299,995

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This three bedroom detached home has been extended to the rear allowing for a large kitchen/diner/living area with lovely bi-fold doors looking out to the rear garden!

Notable features include ample off street parking for multiple cars, single garage, rear extension offers a large kitchen/dining/lounge area, modern kitchen, handy utility room/WC, study, separate lounge/diner, large corner plot property, UPVC double glazed windows, composite front door, large bi-folding doors in kitchen, gas central heating with a combi boiler and modern decor throughout.

Location wise it is well placed within walking distance of some good primary and secondary schooling, A19/A174 access not far away, and there is an abundance of local shops in the area.

The property comprises entrance hall, lounge/diner, study, utility/WC and large kitchen/diner/living area. On the first floor there are three double bedrooms and a family bathroom.

GROUND FLOOR

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

STUDY - 2.8m x 2.5m (9'2" x 8'2")
With radiator.

WC/UTILITY - 2.5m x 2.1m (8'2" x 6'11")
With close coupled WC, wall mounted wash hand basin, white floor units, roll edge worktop, extractor fan and space washing machine.

LOUNGE/DINING ROOM - 7.2m x 3.5m (23'7" x 11'6")
With gas fire in surround and two radiators.

KITCHEN/DINING ROOM/LOUNGE - 6.7m (22') reducing to 3.8m (12'6") x 7.5m (24'7") reducing to 4.8m (15'9")
With white and grey high gloss handleless wall, drawer, and floor units, worktop, Flavel five ring gas cooker, fridge freezer, integrated dishwasher, Belfast style sink, three radiators, spotlights in the ceiling, two roof lanterns and bi-folding doors open to the rear garden.

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

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FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE - 3.9m x 3.9m (12'10" x 12'10")
With radiator.

BEDROOM TWO - 3.2m x 3.9m (10'6" x 12'10")
With radiator.

BEDROOM THREE - 3.8m x 2.9m (12'6" x 9'6")
With radiator.

BATHROOM - 2.6m x 2.3m (8'6" x 7'7")
With close coupled WC, pedestal wash hand basin, freestanding roll top bath, corner shower, and cast iron style radiator with towel rail.

EXTERNALLY

PARKING & GARDENS - The front is enclosed with a block paved driveway providing parking for one car and a small lawned garden. To the rear there is a private enclosed garden with lawn, patio and further off street parking for multiple cars.

SINGLE GARAGE

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/EST260223/08062026

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

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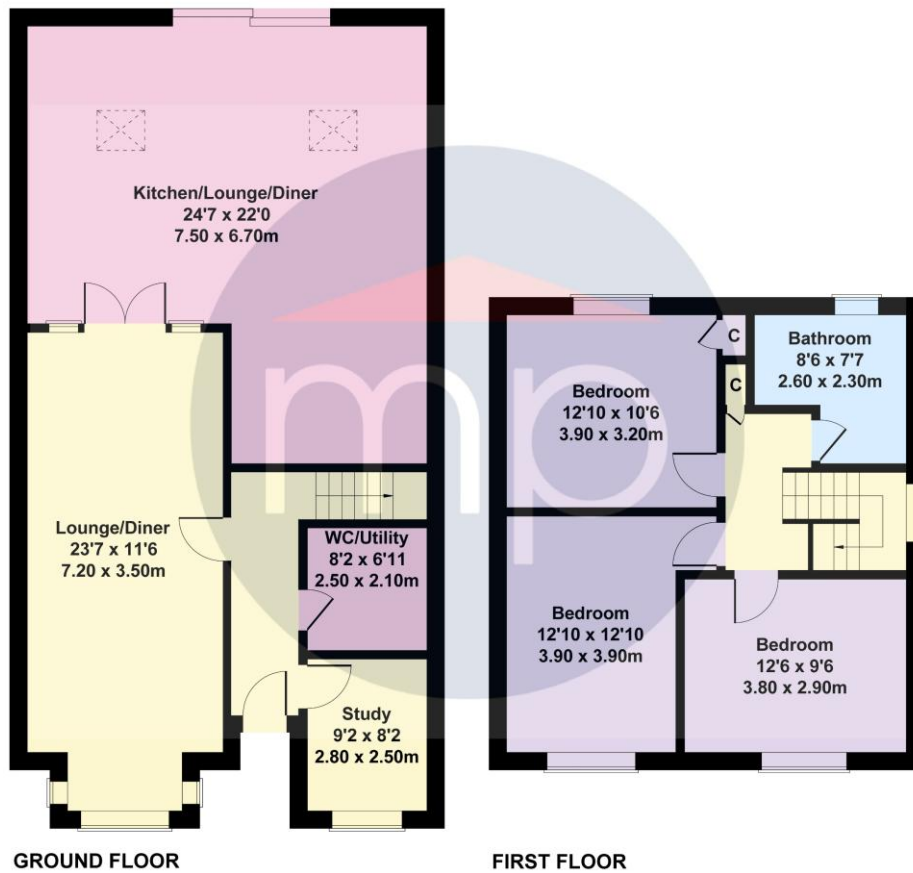


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372 Acklam Road

Approximate Gross Internal Area
1507 sq ft - 140 sq m



Not to Scale. Produced by The Plan Portal 2026
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