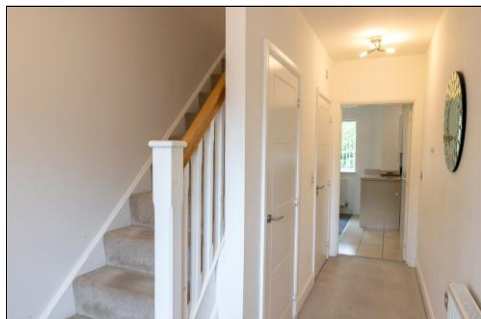


## SANCTUARY CLOSE, ACKLAM, MIDDLESBROUGH, TS5 7BF



- ▲ Very Modern 'Miller Homes' Built Detached House in a Lovely Quiet Cul-De-Sac off Church Lane
- ▲ Meticulously Kept, On-Point Interior Which is Fine-Tuned for a Young/Growing Family
- ▲ Four Double Bedrooms - The Master Has Modern Fitted Wardrobes & Shower Room En-Suite
- ▲ Integrated Garage & Double Width Block Paved Driveway

- ▲ Attractive/Secluded Rear Garden
- ▲ Ideal Family Location Within Walking Distance to Some Good Schooling & Acklam Shops
- ▲ Lounge, Separate Dining Room & Downstairs Toilet
- ▲ The Kitchen Has Good Looking Modern High Gloss Style Units & Quality Built-In Appliances

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With its 'On-Point' interior, this very modern detached house with four bedrooms has an interior fine-tuned for growing families.

Built in 2015 by Miller Homes, it has been meticulously kept, well organised is spotlessly clean. The accommodation comprises briefly entrance hall, lounge, kitchen /diner with quality built-in appliances and downstairs toilet. On the first floor, all four bedrooms are doubles, the master has a shower room en-suite and there is a family bathroom and Jack & Jill bathroom. As you would expect, all the fixtures and fittings are bang up to date. Outside, the rear garden has established itself nicely and has a neat lawn. There's parking for a couple of cars on the block paved driveway and a single integrated garage.

This is a particularly pretty cul-de-sac and your surrounded by lots of open green space. Green Lane Primary School, Acklam Grange Secondary and Outwood Academy Schools are all a short walk away and there are numerous other first-class amenities within very easy reach.

## **GROUND FLOOR**

### **HALLWAY**

Green composite entrance door, radiator, staircase to the first floor and storage cupboard.

### **LOUNGE - 3.25m x 5.6m (10'8" x 18'4")**

With two radiators.

### **KITCHEN DINER - 8.1m (26'7") x 3.05m (10') reducing to 2.84m (9'4")**

With cream high gloss wall, drawer, and floor units and woodgrain effect wall and drawer units, granite effect worktop, electric oven and grill, five ring gas hob with stainless steel extractor fan and stainless steel splashback, one and a half stainless steel sink, integrated dishwasher, washing machine and fridge freezer. Tiled flooring, two radiators, French doors to the rear garden and spotlights in the ceiling.

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

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# SANCTUARY CLOSE, TS5 7BF

## FIRST FLOOR

### **LANDING**

With loft access and storage cupboard.

### **BEDROOM ONE - 4.37m x 3.3m (14'4" x 10'10")**

With radiator, built-in storage cupboard and built-in wardrobes with sliding doors.

### **EN-SUITE - 2.3m x 1.4m (7'7" x 4'7")**

Comprising close coupled WC, pedestal wash hand basin with mixer tap, walk-in double shower, spotlights, extractor fan and radiator.

### **BEDROOM TWO - 3.66m x 3.07m (12' x 10'1")**

With radiator, built-in wardrobes with sliding doors and access to Jack & Jill shower room.

### **BEDROOM THREE - 2.62m x 2.92m (8'7" x 9'7")**

With radiator and access to the Jack & Jill shower room.

**JACK & JILL SHOWER ROOM** - Comprising close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle, radiator, tiled floor and extractor fan.

### **BEDROOM FOUR - 2.8m x 2.8m (9'2" x 9'2")**

With radiator.

### **BATHROOM - 1.98m x 2m (6'6" x 6'7")**

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath with shower attachment, chrome towel radiator, tiled flooring, spotlights in the ceiling and extractor fan.

## EXTERNALLY

### **PARKING & GARDENS**

To the front there is off street parking for a couple of cars on a block paved driveway and there is a neat lawned garden. To the rear there is a fence enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/MID190366/16052025

### **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.

**Council Tax Band:** E

**Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**



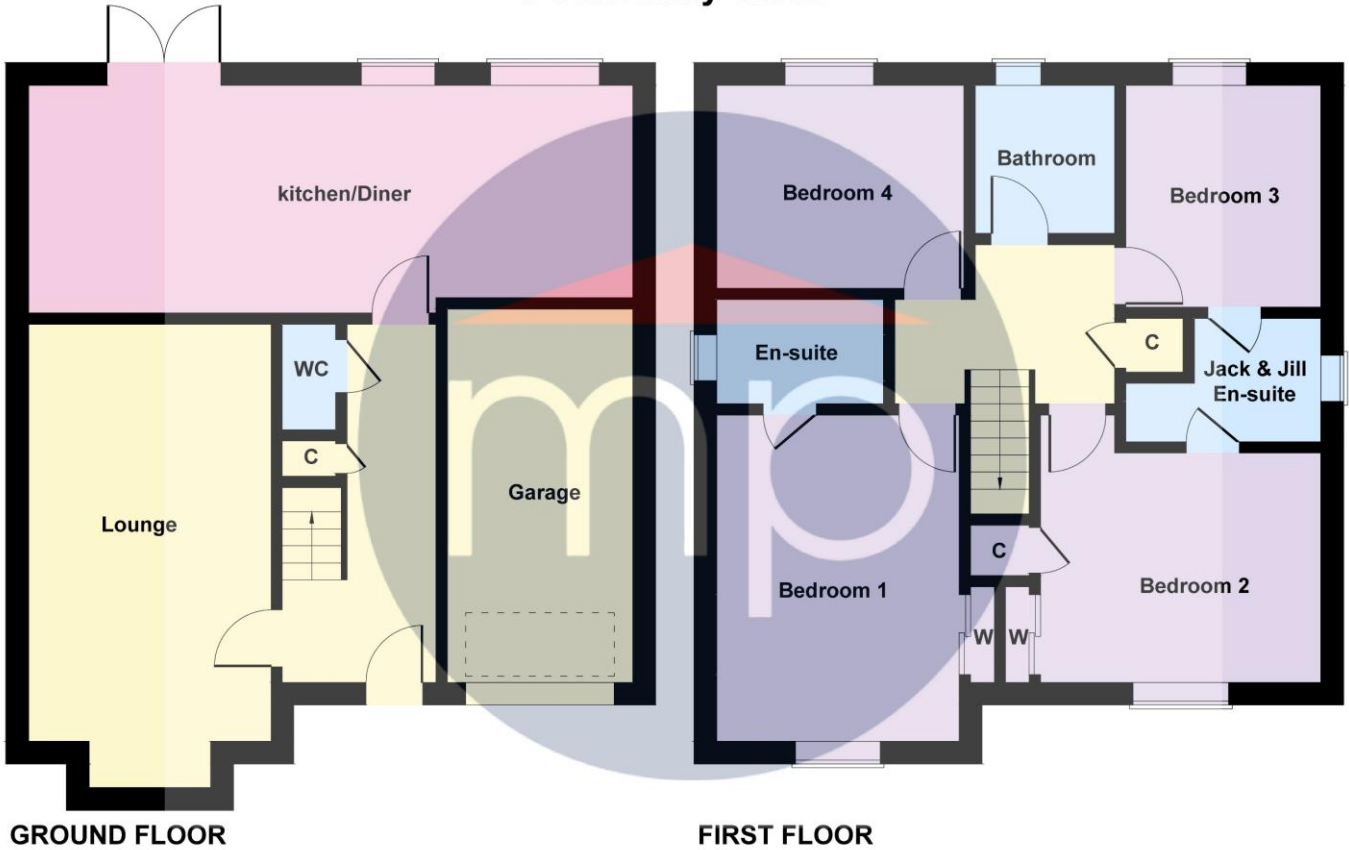
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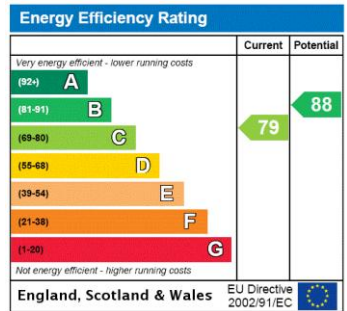


### 3 Sanctuary Close



Not to Scale. Produced by The Plan Portal 2025  
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