

PREEN DRIVE, ACKLAM, MIDDLESBROUGH, TS5 8AL



- ▲ Heavily Extended Three Bedroom Semi Detached Home
- ▲ Large West Facing Rear Garden
- ▲ Large Kitchen with Shaker Design Units
- ▲ Good Schooling in The Area for Both Primary & Secondary
- ▲ Ample Off Street Parking
- ▲ Gas Central Heating System
- ▲ Easy Access to The A19 With the A66 & A174 Not Far
- ▲ Large Lounge/Diner with A Separate Lounge & Breakfast Room
- ▲ Shops Within Walking Distance

£200,000

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This heavily extended three bedroom semi offers ample living space for a growing family.

With good schooling in the area for both primary and secondary, it's a superb family location. There are also shops within walking distance and easy access to the A19 with the A66 & A174 not far.

There is a large kitchen with shaker design units, large lounge/diner with a separate lounge, breakfast room, gas central heating system, UPVC double glazed windows and a large west facing rear garden.

The property comprises entrance hall, lounge, breakfast room, lounge/diner and kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there is off street parking.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, radiator, staircase to the first floor, storage cupboard and woodgrain effect laminate flooring.

LOUNGE - 4.8m x 3.8m (15'9" x 12'6")

With radiator and woodgrain effect laminate flooring.

BREAKFAST ROOM - 3.0m x 2.7m (9'10" x 8'10")

With radiator.

LOUNGE/DINING ROOM - 6.5m (21'4") x 3.0m (9'10") reducing to 2.9m (9'6")

With two radiators and UPVC door to the rear garden.

KITCHEN - 5.5m x 3.7m (18'1" x 12'2")

With shaker design wall, drawer, and floor units, roll edge worktop, space for freestanding four ring gas cooker, integrated dishwasher, space for washing machine, radiator, UPVC door to the rear garden and UPVC door to the driveway.

FIRST FLOOR

LANDING - With storage cupboard and access to the loft via a dropdown ladder.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM ONE - 3.7m x 3.1m (12'2" x 10'2")

With radiator and storage cupboard.

BEDROOM TWO - 3.6m x 3m (11'10" x 9'10")

With radiator and storage cupboard.

BEDROOM THREE - 2.8m x 2.5m (9'2" x 8'2")

With radiator.

BATHROOM - 2m x 1.7m (6'7" x 5'7")

Comprising close coupled WC, vanity wash hand basin, bath, spotlights and chrome towel radiator.

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking for multiple cars on a block paved driveway and to the rear there is a large fence enclosed west facing garden with lawn and patio.

AGENTS REF: - TM/LS/MID200177/13042026

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

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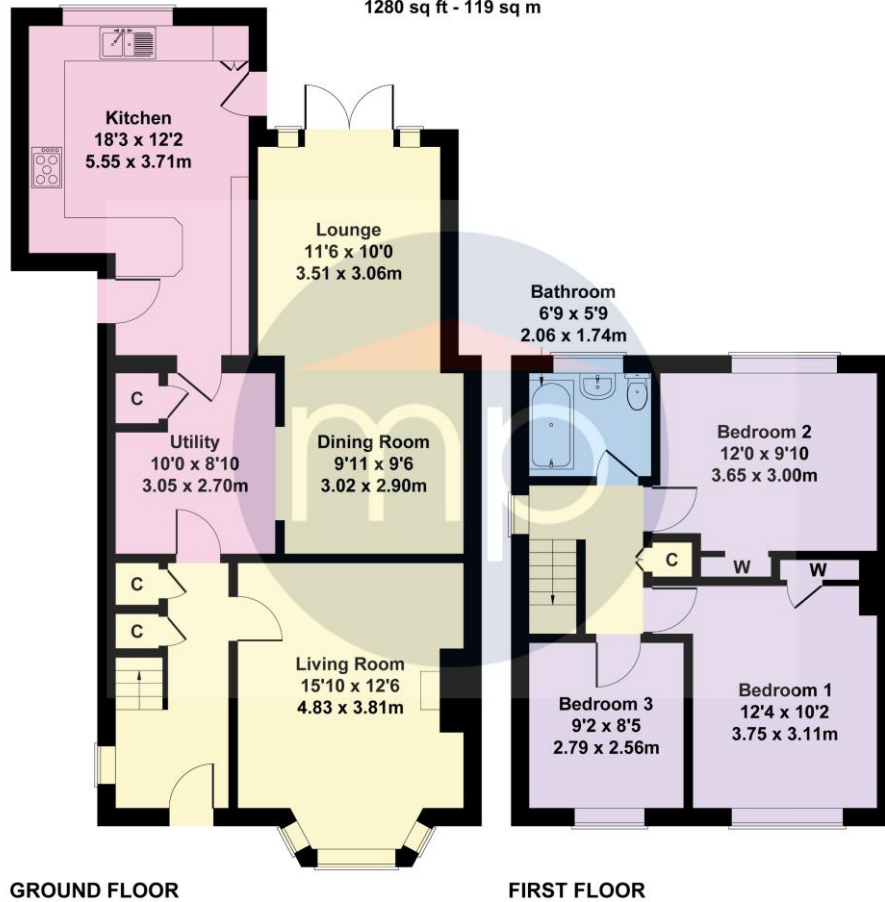


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37 Preen Drive

Approximate Gross Internal Area
1280 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2026
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