

ST. MARY'S WALK, ACKLAM, MIDDLESBROUGH, TS5 7RZ



- ▲ Four Bedroom End Terrace (Of Only Three)
- ▲ Off Street Parking & Integral Double Garage
- ▲ Master Bedroom En-Suite
- ▲ Good Schooling on Your Doorstep
- ▲ Utility Room

- ▲ Ground Floor Shower Room & First Floor Family Bathroom
- ▲ Conservatory
- ▲ Large Rooms
- ▲ Great Size Kitchen/Diner
- ▲ Gas Central Heating with a Potterton Combi Boiler

£275,000

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A great purchase for a growing family needing some extra space. This four bedroom end terrace offers an integral double garage, conservatory, utility room, three bath/shower rooms, dormer extension into the loft, off street parking, bay windows & large kitchen/diner.

The property comprises entrance hall, lounge, conservatory, dining room, large kitchen/diner, utility room (with access to the integral garage) and ground floor shower room. On the first floor there are three bedrooms, master with an en-suite, family bathroom and there is a further fourth bedroom on the second floor.

GROUND FLOOR

ENTRANCE HALL - 4.6m x 2.1m (15'1" x 6'11")

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

LOUNGE - 3.4m x 4.4m (11'2" x 14'5")

With two radiators and woodgrain effect laminate flooring.

CONSERVATORY - 3.3m x 3.2m (10'10" x 10'6")

With radiator, tile effect laminate flooring and French doors open to the rear garden.

DINING ROOM - 3.4m x 4.1m (11'2" x 13'5")

With two radiators and woodgrain effect laminate flooring.

KITCHEN DINER - 6.2m (20'4") reducing to 3m (9'10") x 4.9m (16'1") reducing to 2.6m (8'6")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, space for a large gas cooker, stainless steel splashback and extractor fan, stainless steel sink with mixer tap, space for fridge freezer, space for dishwasher, radiator, spotlights in the ceiling, tile effect laminate flooring and breakfast bar.

UTILITY ROOM - 1.9m x 3.3m (6'3" x 10'10")

With woodgrain wall and floor units, roll edge worktop, stainless steel sink with mixer tap, space for washing machine, space for dryer, UPVC door to the rear garden, radiator and tile effect laminate flooring.

WET ROOM - 1.4m x 2.1m (4'7" x 6'11")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, Mira electric shower unit, radiator, tiled walls and non-slip flooring, spotlights in the ceiling and extractor fan.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING - With stairs leading to the second floor.

BEDROOM ONE - 4.1m x 3.8m (13'5" x 12'6")

With radiator.

EN-SUITE - Comprising close coupled WC, pedestal wash hand basin, corner shower, spotlights in the ceiling and extractor fan.

BEDROOM TWO - 3.8m x 3.4m (12'6" x 11'2")

With radiator and fitted wardrobes.

BEDROOM THREE - 2.7m x 2.4m (8'10" x 7'10")

With radiator.

BATHROOM - 2.4m x 2.7m (7'10" x 8'10")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, corner bath, spotlights in the ceiling, radiator and tile effect laminate flooring.

SECOND FLOOR

BEDROOM FOUR - 3.3m x 3.7m (10'10" x 12'2")

With radiator and eaves storage.

EXTERNALLY

GARDENS - Front and side wraparound garden and to the rear there is a lawned garden with patio area.

INTEGRAL DOUBLE GARAGE - 5m x 5.3m (16'5" x 17'5")

AGENTS REF: - TM/LS/MID240674/14042025

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

TO VIEW: Contact our Middlesbrough office on

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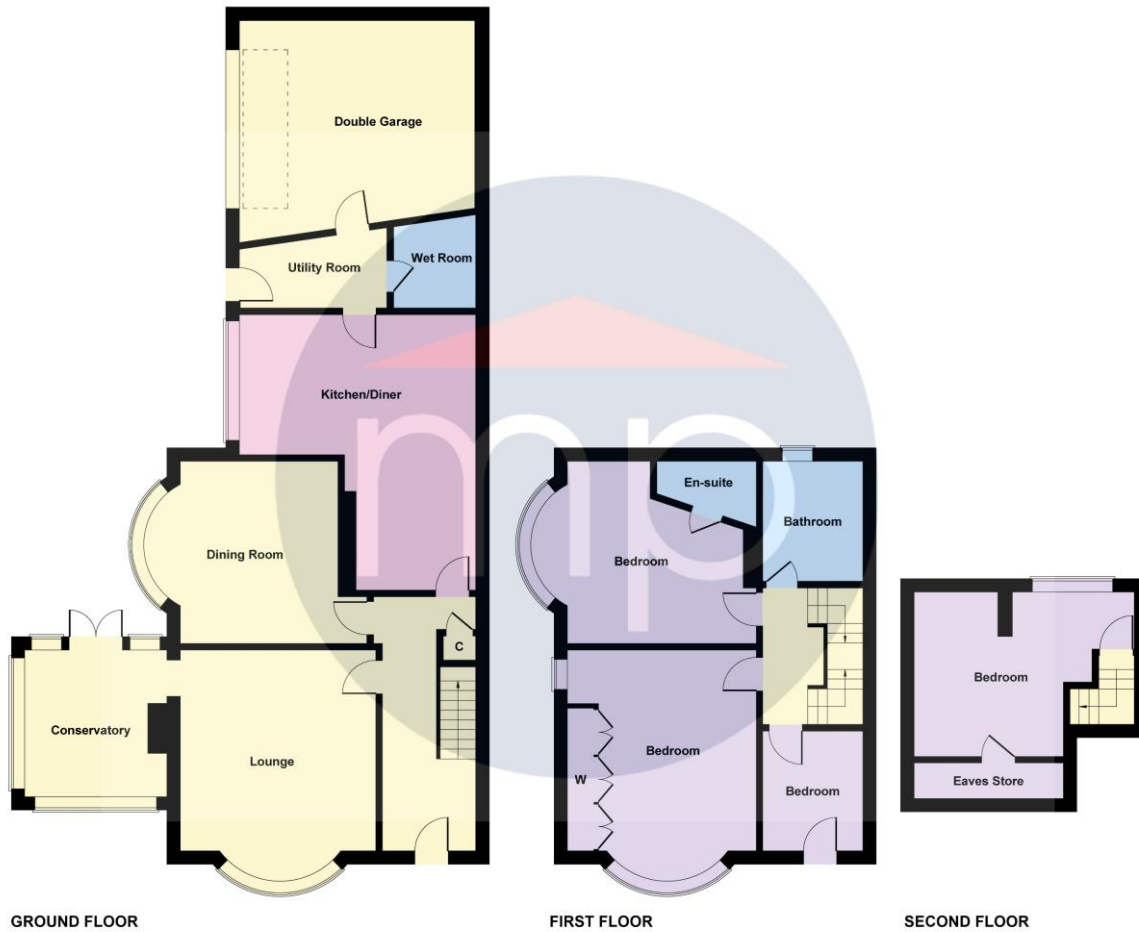
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20 St Marys Walk



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	79
		EU Directive 2002/91/EC 	



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