

# SANDY FLATTS LANE, ACKLAM, MIDDLESBROUGH, TS5 7YY



- ▲ Chain Free!
- ▲ Meticulously Kept, Well Presented Modern Style Detached House with Six Bedrooms
- ▲ Lounge, Dining Room, Study & Comfortable Conservatory
- ▲ Rarely Available & Fabulously Positioned with a West Facing Rear Garden
- ▲ Spacious & Incredibly Family Friendly Layout
- ▲ Double Width Block Paved Driveway & Double Integrated Garage with Two Doors
- ▲ Super-Smart Bathroom with Modern Four Piece White Suite
- ▲ UPVC Double Glazed Windows & Composite Front Door
- ▲ Central Heating with a Combi Boiler
- ▲ Master Bedroom with Modern Shower Room En-Suite
- ▲ Modern Style Shaker Design Kitchen Units

**£425,000**

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Not to be missed, a six bedroom detached family home with an integrated double garage and a west facing rear garden! Ideal for growing families looking for more space on both ground and first floor levels of living.

Not only does this meticulously kept modern detached house have six bedrooms and two bath/shower rooms, but also a lovely sized west facing rear garden.

Other notable attractions include an integrated double garage with two doors, gas central heating with a combi boiler, UPVC double glazed windows, modern kitchen with shaker design units, ample off street parking, west facing rear garden with shaded patio and lawn, stylish bathroom with a four piece suite as well as master bedroom en-suite.

The spacious layout is incredibly family friendly and comprises entrance hall with a handy downstairs toilet, front lounge, kitchen/diner with modern style shaker design units and garden room. The first floor has the master bedroom with a shower room en-suite, five further bedrooms and family bathroom with a super-smart modern four piece white suite.

### **GROUND FLOOR**

#### **ENTRANCE HALL - 4.2m x 2m (13'9" x 6'7")**

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

#### **WC - 2.1m x 0.8m (6'11" x 2'7")**

Comprising close coupled WC, wall mounted wash hand basin with mixer tap, radiator, and tiled flooring.

#### **LOUNGE - 4.2m x 4.2m (13'9" x 13'9")**

With radiator.

#### **KITCHEN - 3.4m x 3m (11'2" x 9'10")**

With dove grey shaker design wall, drawer, and floor units with woodgrain worktop and wood block effect roll edge worktop, space for large freestanding gas cooker with space for extractor fan, stainless steel sink with mixer tap, integrated dishwasher, tiled flooring, spotlights in the ceiling and storage cupboard.

#### **DINING ROOM - 5.3m x 3.5m (17'5" x 11'6")**

With radiator.

**TO VIEW:** Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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### **GARDEN ROOM - 2.4m x 5.2m (7'10" x 17'1")**

With tiled flooring, radiator and UPVC door to the rear garden.

### **UTILITY - 3.4m x 1.6m (11'2" x 5'3")**

With space for fridge freezer, space for washing machine, single floor unit, roll edge worktop, stainless steel sink, UPVC door to the rear garden and connecting door to the integral garage.

## **FIRST FLOOR**

**LANDING** - With loft access and radiator.

### **BEDROOM ONE - 4.7m x 3.7m (15'5" x 12'2")**

With radiator.

### **EN-SUITE - 2.5m x 1m (8'2" x 3'3")**

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, shower cubicle, tiled walls, extractor fan and chrome towel radiator.

### **BEDROOM TWO - 4.8m x 3.2m (15'9" x 10'6")**

With radiator and fitted wardrobes,

### **BEDROOM THREE - 4m x 2.8m (13'1" x 9'2")**

With radiator.

### **BEDROOM FOUR - 2.5m x 3.6m (8'2" x 11'10")**

With radiator.

### **BEDROOM FIVE - 2.5m x 2.8m (8'2" x 9'2")**

With radiator.

**BEDROOM SIX** - With radiator and Over stairs storage cupboard.

### **BATHROOM - 2.3m x 2.6m (7'7" x 8'6")**

Modern white three-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, freestanding bath, shower cubicle, chrome towel radiator, and tiled walls and floor.

## **EXTERNALLY**

**PARKING** - To the front there is off street parking for two cars on a block paved driveway leading to the integral garage.

### **DOUBLE GARAGE - 4.7m x 5.6m (15'5" x 18'4")**

With two doors and electric supply.

**GARDEN** - To the rear there is a fence and brick wall enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/MID250122/13022026

**Council Tax Band:** E      **Tenure:** Freehold

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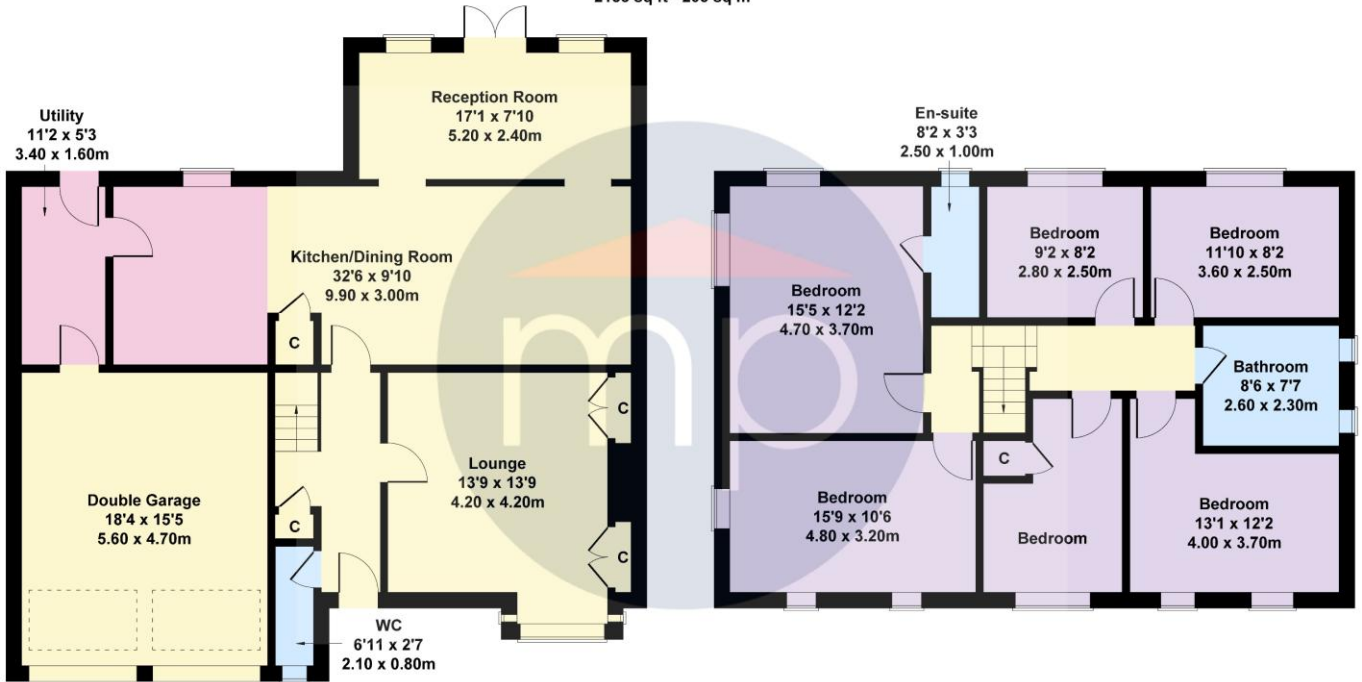


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### 6 Sandy Flatts Lane

Approximate Gross Internal Area  
2185 sq ft - 203 sq m



Not to Scale. Produced by The Plan Portal 2026  
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