

## MANTON AVENUE, ACKLAM, MIDDLESBROUGH, TS5 4QB



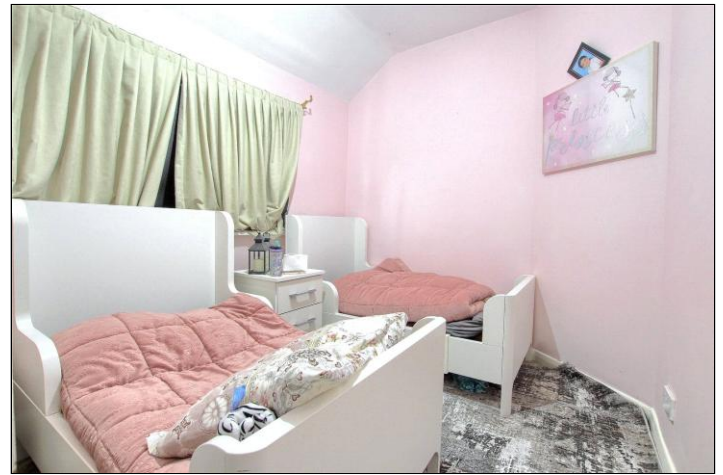
- ▲ Really Nice Example of an Up to Date & Attractively Presented Terrace House with Three Bedrooms
- ▲ Perfectly Suited to Young Couples & First Time Buyers
- ▲ Three Bedrooms, Front Lounge & Rear Dining Room with French Doors

- ▲ Breakfast Kitchen with Good looking Light Oak Shaker Design Cabinets
- ▲ Nice Size Rear Garden with Decked Patio & Lawn
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Combi Boiler

**£100,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Perfectly suited to first time buyers and young couples, this inner terrace house has been very well looked after and is attractively presented and up to date.

Just off Levick Crescent, it's handily placed within easy reach of some good schooling, shops and you can get onto the A19 and across to Teesside Retail Park in a few minutes by car.

Features include UPVC double glazed windows and exterior doors, central heating with a combi boiler, a nice size rear garden and the open plan pattern concrete front garden provides some parking space subject to planning, as there isn't a drop in the kerb.

Comprising entrance porch, lounge with a living flame gas fire, dining room with French doors and breakfast kitchen with good looking light oak style Shaker design cabinets. The first floor has three bedrooms and bathroom with a smart modern white three piece suite.

#### **GROUND FLOOR**

**ENTRANCE PORCH** - White UPVC double glazed entrance doors, woodgrain effect laminate flooring and connecting door into

**LOUNGE** - 3.76m (12'4") x 4.32m (14'2") increasing to 5.28m (17'4") to include depth of stair recess

Front facing UPVC double glazed round bay window, cast iron living flame gas fire with surround, woodgrain effect laminate flooring, staircase to the first floor with cupboard below, radiator and opening into

**DINING ROOM** - 2.7m x 2.26m (8'10" x 7'5")

With UPVC double glazed French doors opening onto the rear garden, woodgrain effect laminate flooring, and door into

**BREAKFAST KITCHEN** - 4.14m x 2.5m (13'7" x 8'2")

Good looking range of light oak style shaker design wall, drawer, and floor cupboards, roll top work surfaces with cream tiled splashbacks and a single drainer designer one and a half bowl sink unit with mixer tap. Built-in electric oven and four ring ceramic hob with stainless steel extractor canopy. Space for washing machine, dishwasher, and fridge freezer. UPVC exterior door with double glazed insert, radiator and Baxi Titanium gas fired combination boiler neatly hidden away inside a kitchen cabinet.

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# MANTON AVENUE, TS5 4QB

## FIRST FLOOR

**LANDING** - With access to the loft space.

**BEDROOM ONE - 3.76m x 3.25m (max) (12'4" x 10'8" (max))**

Front facing UPVC double glazed round bay window and radiator.

**BEDROOM TWO - 3.25m x 2.26m (10'8" x 7'5")**

With radiator.

**BEDROOM THREE - 2.82m x 2.51m (max) (9'3" x 8'3" (max))**

With built-in cupboard and radiator.

**BATHROOM** - Smart modern white three-piece suite comprising double ended bath with thermostat mixer shower and side screen, vanity wash hand basin with fitted cabinet below and dual flush close coupled WC with concealed cistern. Co-ordinated fully tiled walls and tiled floor, grey towel radiator and chrome spotlights.

## EXTERNALLY

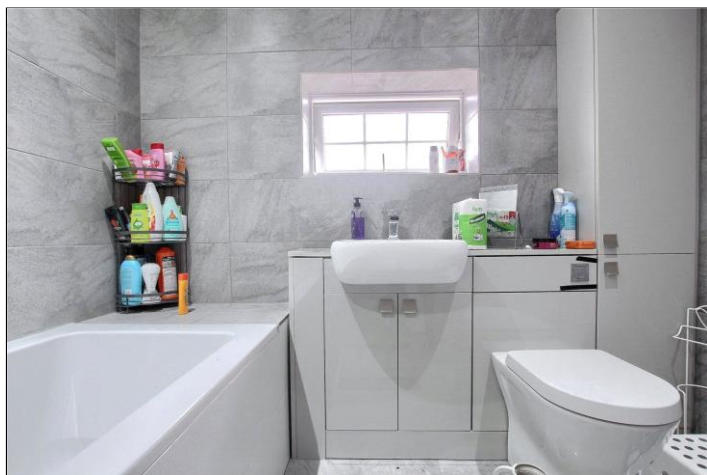
**GARDENS** - There is an open plan pattern concrete imprint front garden which provides some car parking space (no drop in kerb). Side access leads to a nice size rear garden with a timber decked patio covered with artificial grass, lawn, brick garden store and outside tap.

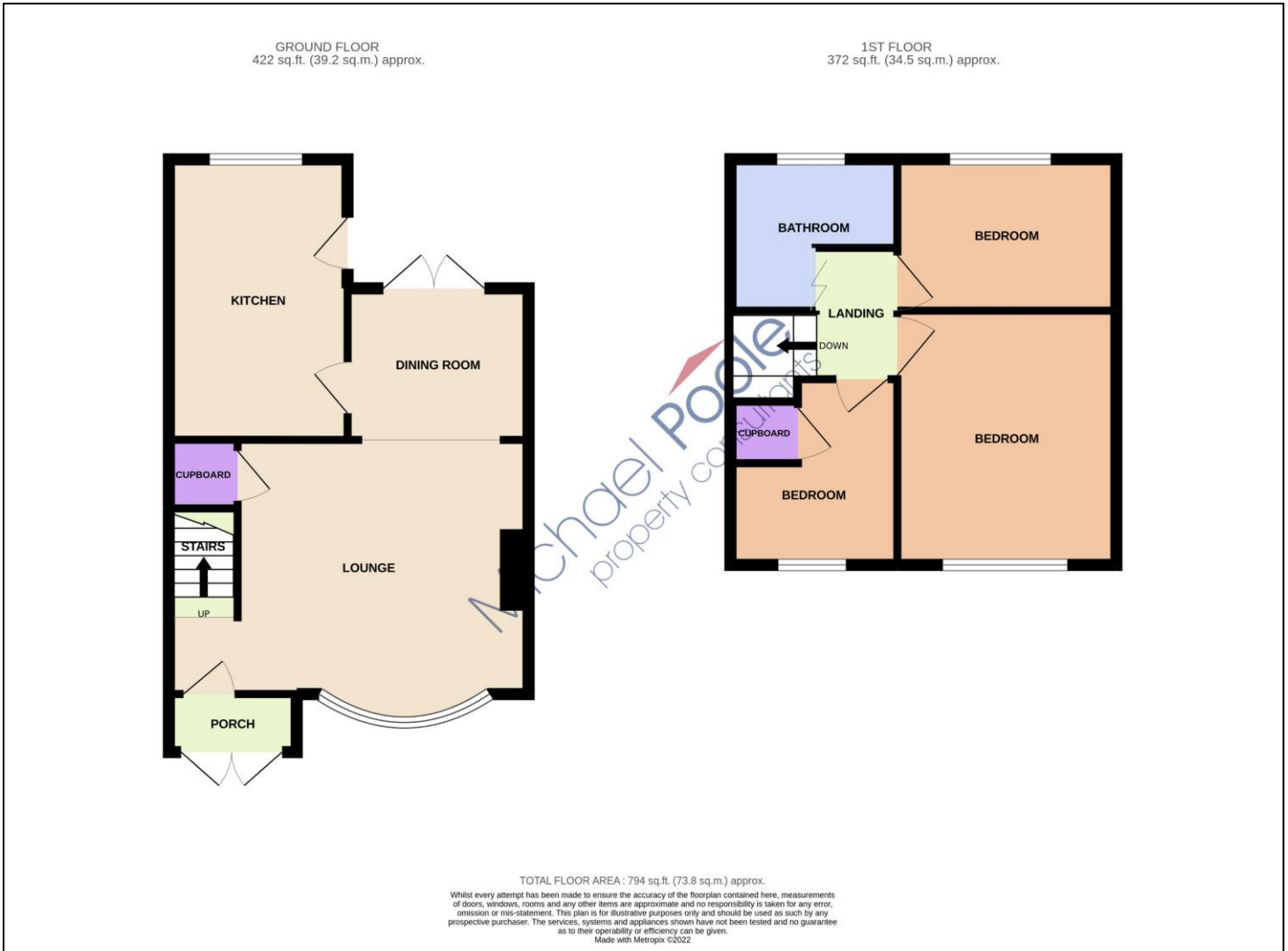
**AGENTS REF:** - TM/GD/MID250229/19042025

**Council Tax Band:** A      **Tenure:** Leasehold

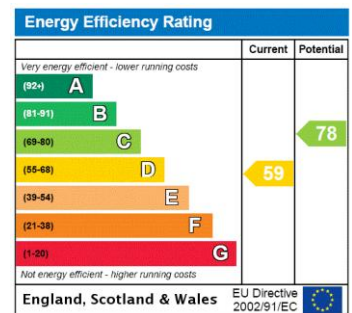
**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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