

MERRINGTON AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8RH



- ▲ Corner Plot Property
- ▲ Ideal For First Time Buyers, Young Couples & Families Alike!
- ▲ Within Easy Reach of Local Amenities & Good Schooling
- ▲ Gas Central Heating with A Combi Boiler
- ▲ Modern Kitchen
- ▲ Off Street Parking & Detached Garage
- ▲ Loft Room Conversion (Not Up to Building Regs)
- ▲ Bathroom with A White Three Piece Suite

£175,000

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This corner plot property is ideal for first time buyers, young couples and families alike!

Located in the popular area of Acklam and within easy reach of local amenities and good schooling for both primary and secondary schools.

Notable features include gas central heating with a combi boiler, off street parking, detached garage, modern kitchen, bathroom with a white three-piece suite and a loft room conversion (not up to building regs).

GROUND FLOOR

LOUNGE - 5.1m x 4m (16'9" x 13'1")

With composite entrance door, staircase to the first floor, gas fire in surround and radiator.

KITCHEN DINER - 5m x 4m (16'5" x 13'1")

With white high gloss wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring gas hob with stainless steel extractor fan, stainless steel sink with mixer tap, integrated fridge freezer and dishwasher, radiator, spotlights in the ceiling, single UPVC door and UPVC French doors open to the rear garden.

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FIRST FLOOR

LANDING

With staircase leading to the loft room (not up to building regs).

BEDROOM ONE - 4m x 3m (13'1" x 9'10")

With radiator.

BEDROOM TWO - 3m x 3.2m (9'10" x 10'6")

With radiator.

BEDROOM THREE - 2m x 1.9m (6'7" x 6'3")

With radiator.

BATHROOM - 1.9m x 1.6m (6'3" x 5'3")

Comprising close coupled WC, pedestal wash hand basin, shower bath, white tiled walls and chrome towel radiator.

SECOND FLOOR

LOFT ROOM - 2.4m x 5m (7'10" x 16'5")

With skylight.

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EXTERNALLY

GARDENS, PARKING & GARAGE

To the front there is a neat garden and to the rear there is a fence enclosed garden with artificial lawn, block paved patio and access to the off street parking and detached garage.

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - TM/LS/MID250536/29102025

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

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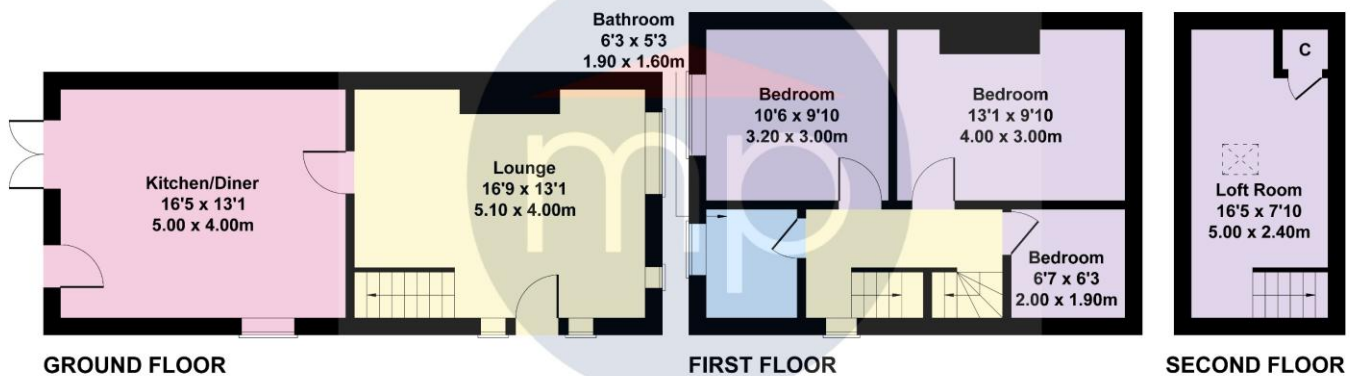
A photograph of the exterior of a property consultants' office at night. The building has a blue illuminated sign that reads "Michael Poole property consultants". The storefront features large glass windows displaying various property listings and brochures. The interior is lit up, showing the office space.

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on the **BEST PRICE** you can expect in the
current market

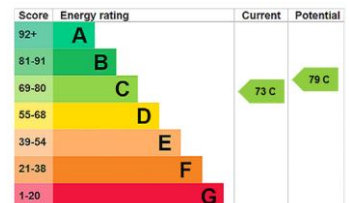
2 Merrington Avenue

Approximate Gross Internal Area
969 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2025
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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.



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