

MERTON ROAD, ACKLAM GREEN, MIDDLESBROUGH, TS5 4GL



- ▲ A Great Starting Point for First Time Buyers & Young Couples Alike
- ▲ Gas Central Heating with A Combi Boiler
- ▲ UPVC Double Glazed Windows & Composite Front Door
- ▲ Handy Ground Floor WC

- ▲ Modern Kitchen/Diner
- ▲ Upgraded Bathroom with A Three Piece Suite
- ▲ Off Street Parking on A Block Paved Driveway
- ▲ Rear Garden with Lawn & Patio

£125,000

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Ideal for getting your foot on the property ladder!

Within walking distance of some good schooling and shops, you really can't fall off with this lovely and well-kept and modern three bedroom home!

Notable features include gas central heating with a combi boiler, updated bathroom with a stylish three piece suite, off street parking space on a block paved driveway, modern kitchen/diner, rear garden with a lawn and patio, ground floor WC and a family friendly layout.

The property comprises entrance, lounge, kitchen/diner and ground floor WC. On the first floor there are three bedrooms and a bathroom. Externally there is off street parking to the front and a rear garden with a lawn and patio.

GROUND FLOOR

ENTRANCE HALL

With black composite entrance door, radiator and staircase to the first floor.

LOUNGE - 3.1m x 4.9m (10'2" x 16'1")

With radiator.

KITCHEN DINER - 4.2m x 2.7m (13'9" x 8'10")

With navy blue wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with stainless steel extractor fan, sink unit, space for fridge freezer, washing machine and dryer, radiator and patio door to the rear garden.

WC

Comprising close coupled WC, pedestal wash hand basin, radiator, spotlight and extractor fan.

FIRST FLOOR

LANDING

With loft access and storage cupboard.

BEDROOM ONE - 2.7m x 4.2m (8'10" x 13'9")

With radiator and built-in storage cupboard.

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BEDROOM TWO - 3m x 2m (9'10" x 6'7")

With radiator.

BEDROOM THREE - 2.1m x 2.1m (6'11" x 6'11")

With radiator.

BATHROOM - 2.2m x 1.7m (7'3" x 5'7")

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, shower bath with Mira electric shower unit and chrome towel radiator.

EXTERNALLY

GARDENS & PARKING

To the front there is a small lawned garden and off street parking for a single car on a block paved driveway. To the rear there is a fence enclosed garden with lawn and patio.

AGENTS REF: - TM/LS/MID250590/06022026

Council Tax Band: B **Tenure:** Freehold

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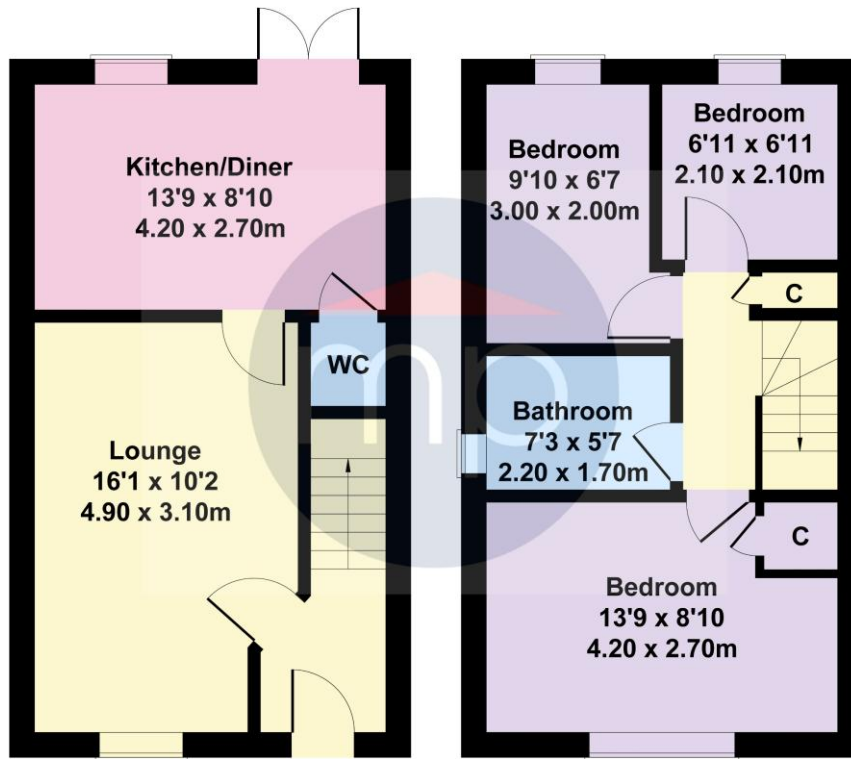


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11 Merton Road

Approximate Gross Internal Area
700 sq ft - 65 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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