

## HESLEDEN AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8RF



- ▲ Immaculate Three Double Bedroom Semi
- ▲ Suitable to Young Couples & Families Alike!
- ▲ Stylish Modern Kitchen with Fitted Appliances Such as Full Length Fridge & Freezer, Granite Worktop & Induction Hob
- ▲ Multi Fuel Log Burner
- ▲ Stylish Bathroom with A Four-Piece Suite

- ▲ Large Rear Garden Backing onto Fields
- ▲ Composite Front Door & UPVC Double Glazed Windows
- ▲ Walking Distance to Trimdon Shops & Good Schooling for Both Primary & Secondary Pupils

**£210,000**

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Sure to be of interest to a range of buyers, this immaculate three double bedroom semi offers a range of selling points suitable to young couples and families alike!

Notable features include large rear garden backing onto fields, stylish modern kitchen with fitted appliances such as full length fridge and freezer, granite worktop and induction hob, off street parking for two cars and an integrated garage, front porch, multi fuel log burner, stylish bathroom with a four-piece suite, composite front door and UPVC double glazed windows.

It's within walking distance to Trimdon shops and good schooling for both primary and secondary pupils.

The property comprises entrance porch, lounge/diner and kitchen. On the first floor there are three double bedrooms and a bathroom. Externally there is off street parking with access to the garage and to the rear there is a large garden with lawn and patio that back onto the fields.

#### **GROUND FLOOR**

##### **ENTRANCE PORCH**

With composite entrance door.

##### **LOUNGE/DINER - 6.8m x 3.6m (22'4" x 11'10")**

With multi fuel log burner, two radiators, staircase to the first floor, UPVC French doors to the rear garden and tiled flooring.

##### **KITCHEN - 3.8m x 2.4m (12'6" x 7'10")**

With charcoal grey/white high gloss wall, drawer, and floor units, granite worktop, integrated full length fridge and freezer, oven, four ring induction hob with splashback tiles and integrated extractor fan, integrated microwave/oven, spotlights in the ceiling and UPVC door to the side.

#### **FIRST FLOOR**

##### **LANDING**

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

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## **BEDROOM ONE - 2.7m x 4.8m (8'10" x 15'9")**

With radiator.

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

With radiator.

## **BEDROOM THREE - 3.6m x 2.3m (11'10" x 7'7")**

With radiator.

## **BATHROOM - 2.4m x 2.2m (7'10" x 7'3")**

With four-piece suite comprising close coupled WC, wall mounted wash hand basin with mixer tap, bath, shower cubicle and vertical radiator.

## **EXTERNALLY**

### **PARKING & GARDEN**

To the front there is off street parking for two cars leading to the integrated garage and to the rear there is a fence enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/MID250622/22122025

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

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

Tel: **01642 254222**



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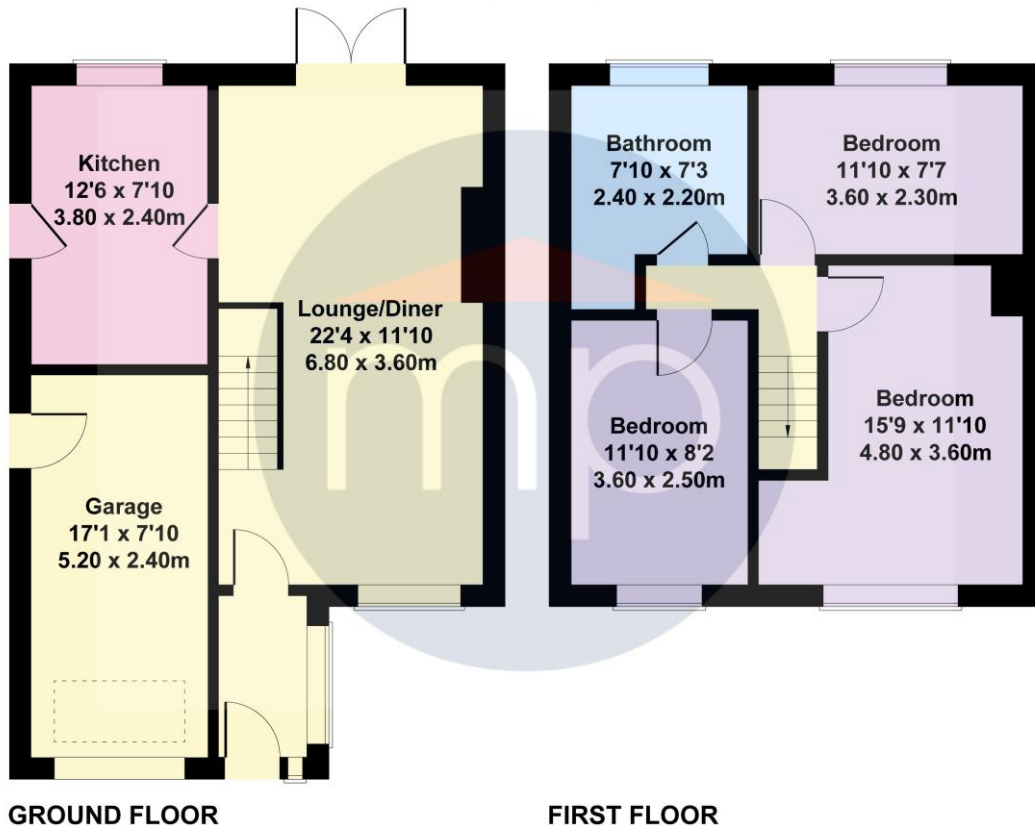


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## 63 Hesleden Avenue

Approximate Gross Internal Area  
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2025  
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