

HESLEDEN AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8RQ



- ▲ Heavily Extended Three Bedroom Semi Comes with A Lot of Living Space Ideal for Families!
- ▲ Solar Panels
- ▲ Conservatory
- ▲ Off Street Parking on A Block Paved Driveway, Carport & Garage
- ▲ UPVC Double Glazed Windows & Composite Front Door

- ▲ Low Maintenance Rear Garden
- ▲ Walking Distance to Good Primary & Secondary Schooling as Well as Trimdon Shops, Medical Centre & Access to A19/A66/A174
- ▲ Three Reception Rooms & Long Galley Kitchen

Offers in the region of £189,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Chain free sale! Sure to be of interest to a range of buyers as this heavily extended semi comes with a lot of living space ideal for families!

Notable features include solar panels with a feed in tariff providing you with a return on energy generated, off street parking for multiple cars with a carport, large extensions allow for multiple reception rooms as well as a conservatory to the rear, three good sized bedrooms, garage, UPVC double glazed windows, composite front door, and a low maintenance rear garden.

Location wise it is within walking distance to good primary and secondary schooling as well as Trimdon shops, medical centre and access to A19/A66/A174.

The property comprises entrance porch, lounge, kitchen, dining room, reception room and conservatory. On the first floor there are three bedrooms and a family bathroom. The loft room has been boarded out but is only accessible via a drop down ladder from the landing. Externally there is a block paved driveway and carport as well as a garage that has had 1/3 converted into a music room. To the rear of the property there is a small garden with artificial lawn.

GROUND FLOOR

ENTRANCE PORCH - Navy blue composite entrance door.

LOUNGE - 4.1m x 3.8m (13'5" x 12'6")
With radiator and staircase to the first floor.

DINING ROOM - 2.6m x 3.4m (8'6" x 11'2")
With radiator.

RECEPTION ROOM - 2.4m x 2.8m (7'10" x 9'2")
With radiator.

CONSERVATORY - 3.5m x 3.1m (11'6" x 10'2")
With UPVC door to the side and UPVC French doors to the rear garden.

KITCHEN - 2.3m x 6.1m (7'7" x 20')
With shaker design woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven and grill, four ring induction hob with splashback tiles and extractor fan, sink unit, space for fridge freezer, washing machine and dryer included in the sale, and UPVC door to the side aspect.

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

www.michaelpoole.co.uk



HESLEDEN AVENUE, TS5 8RQ

FIRST FLOOR

LANDING - With access via a dropdown ladder to the boarded loft room.

BEDROOM ONE - With radiator and fitted wardrobes with sliding doors.

BEDROOM TWO - 3m x 3.7m (9'10" x 12'2")

With radiator and storage cupboard.

BEDROOM THREE - 2m x 2.2m (6'7" x 7'3")

With radiator and storage cupboard.

BATHROOM - 2m x 1.7m (6'7" x 5'7")

Comprising close coupled WC with hidden cistern, vanity wash hand basin, shower bath with Triton electric shower unit, tiled walls, chrome towel radiator and extractor fan.

EXTERNALLY

PARKING & GARDENS - To the front there is off street parking for multiple cars on a block paved driveway with access to the carport and garage. To the rear there is a fence enclosed low maintenance garden with artificial lawn.

GARAGE - 1/3rd of the garage has been converted into what used to be a music room.

AGENTS REF: - TM/LS/MID250635/12012026

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

TO VIEW: Contact our Middlesbrough office on

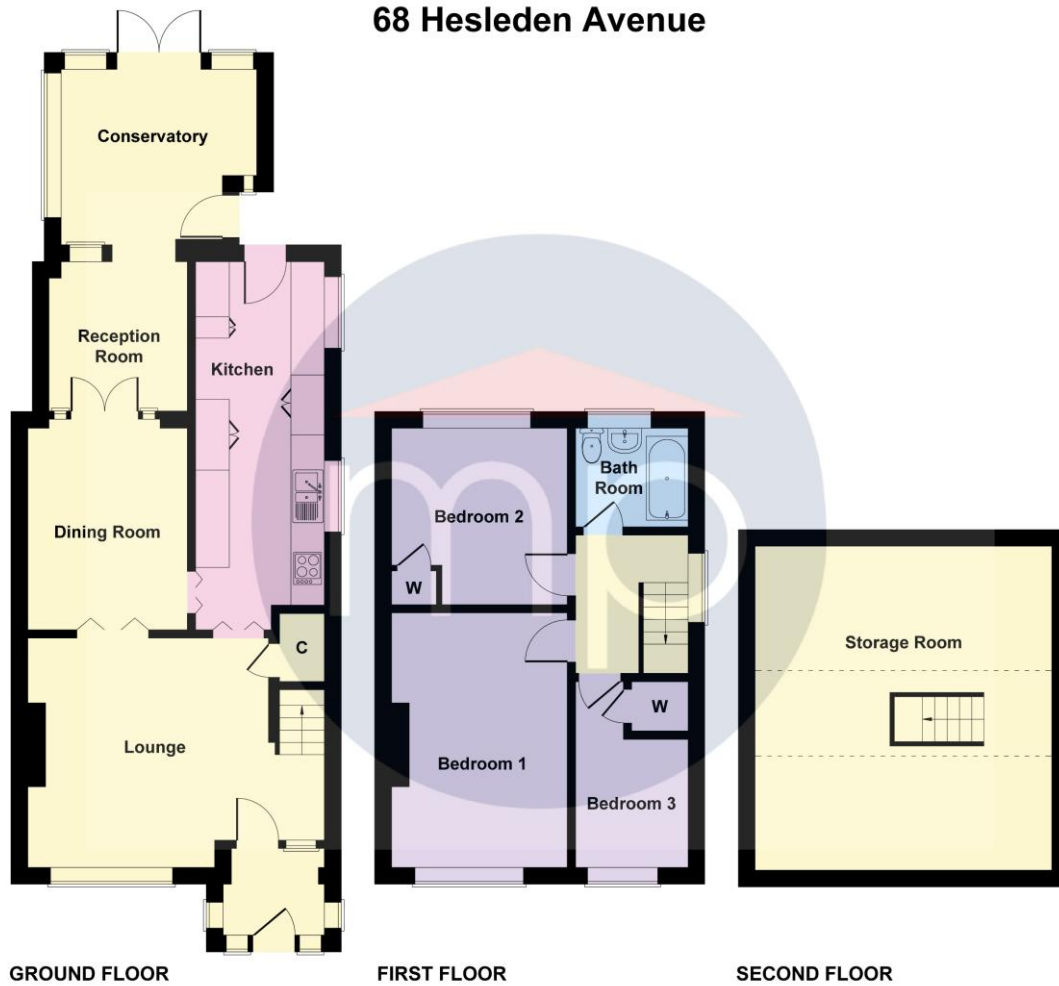
Tel: **01642 254222**



HESLEDEN AVENUE, TS5 8RQ



68 Hesleden Avenue



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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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