

GORE SANDS, ACKLAM, MIDDLESBROUGH, TS5 8UJ



- ▲ Chain Free Sale!
- ▲ Two Bedroom Semi Detached Bungalow Ideal for Someone Looking to Downsize
- ▲ Offering Private Rear Outlook
- ▲ Off Street Parking & Garage with Part Converted into A Utility

- ▲ Stylish Shower Room with A Walk-In Shower
- ▲ Quiet Cul-De-Sac Location
- ▲ Modern Kitchen
- ▲ UPVC Double Glazed Windows & Exterior Doors

£164,950

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Chain free sale!

This two bedroom semi-detached bungalow will be well suited to someone looking to downsize into something that doesn't need any work doing to it.

Offering a modern kitchen, stylish shower room with a walk in shower, private rear outlook, off street parking, garage with part converted into a handy utility, quiet cul-de-sac location, gas central heating with a combi boiler and UPVC double glazed windows.

The property comprises entrance hall, lounge, kitchen, two bedrooms, shower room and there is access into the garage which part has been converted into a utility room. Externally there is off street parking on a block paved driveway and to the rear there is a garden with lawn.

GROUND FLOOR

ENTRANCE

With UPVC entrance door.

LOUNGE - 4m x 2.9m (13'1" x 9'6")

With UPVC entrance door, radiator, electric flame effect fire and woodgrain effect laminate flooring.

KITCHEN - 3m x 1.6m (9'10" x 5'3")

With shaker design wall, drawer, and floor units, wood block effect roll edge worktop, electric oven, four ring gas hob with stainless steel splashback and ess extractor fan, stainless steel sink with mixer tap, integrated under counter fridge, integrated dishwasher and woodgrain effect laminate flooring.

BEDROOM ONE - 4.8m x 2.6m (15'9" x 8'6")

With radiator.

BEDROOM TWO - 2.4m x 3.1m (7'10" x 10'2")

With radiator and sliding UPVC door to the rear garden.

SHOWER ROOM - 1.8m x 1.5m (5'11" x 4'11")

Comprising close coupled WC, pedestal wash hand basin with mixer tap, walk-in shower, tiled walls and floor, chrome towel radiator, extractor fan and spotlights.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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EXTERNALLY

GARAGE - 4.1m x 2.7m (13'5" x 8'10")

With connecting door to ...

UTILITY ROOM - 1.4m x 2.7m (4'7" x 8'10")

With woodgrain effect worktop and space for washing machine, dryer and under counter freezer.

GARDENS & PARKING

To the front there is a neat open plan lawned garden and a block paved driveway. To the rear there is a fence enclosed garden with lawn and patio.

AGENTS REF: - TM/LS/MID260048/12022026

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

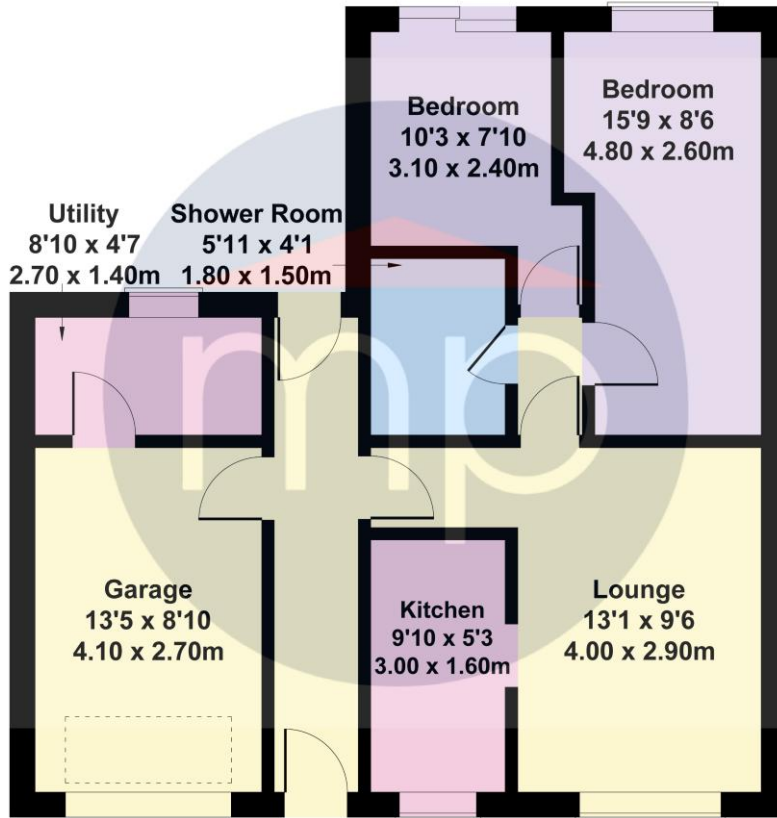
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31 Gore Sands

Approximate Gross Internal Area
700 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2026
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