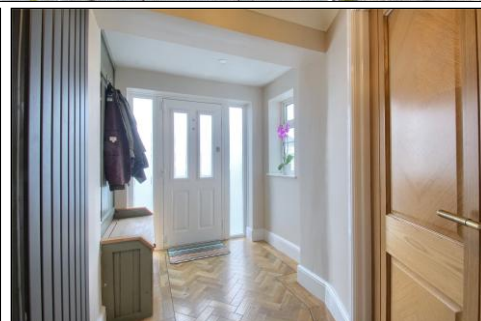


## DENTON CLOSE, ACKLAM, MIDDLESBROUGH, TS5 8RL



- ▲ Chain Free Sale
- ▲ Four Bedroom Extended Semi Detached Home, Offering Views of The Greenbelt
- ▲ Perfectly Suited to A Large or Growing Family
- ▲ Multi Fuel Burner
- ▲ Kitchen with Sage Green Shaker Units & Quartz Worktops
- ▲ Ground Floor & First Floor Tecaz 'Heritage' Shower Room Suites
- ▲ Sitting At the End of a Sought After Cul-De-Sac Next to The Greenbelt Which Is Ideal for Kids to Play & To Walk the Dogs
- ▲ Solid Oak Patterned Doors with Gold Handles
- ▲ Karndean 'Herringbone' Style Flooring
- ▲ CCTV Included
- ▲ Ample Off Street Parking for A Family on A Concrete Print Driveway
- ▲ Gas Central Heating with A Modern Baxi 'DuoTec' Combi Boiler
- ▲ UPVC Double Glazed Windows & Modern Secure Composite Front Door

**£295,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Words simply don't do this house justice! A viewing comes highly recommended!

This heavily extended four bedroom semi-detached home is perfectly suited to a large or growing family. It's also a simple chain free sale!

There has been no expense spared when the current owners modernised, extended and updated this stunning home. Notable features include multi fuel burner, Wren kitchen with sage green shaker units and Quartz worktops, ground floor and first floor Tecaz 'Heritage' shower room suites, solid oak patterned doors with gold handles, cast iron style radiators, gas central heating with a modern Baxi 'DuoTec' combi boiler, ample off street parking for a family on a concrete print driveway, low maintenance rear garden with handy multiuse storage shed, CCTV and Karndean 'Herringbone' style flooring.

Location wise it is positioned at the end of a sought after cul-de-sac sitting next to the greenbelt which is ideal for kids to play and to walk the dogs. For schooling there is a good range all within walking distance as well as local shops and amenities such as Acklam Medical Centre.

The property comprises entrance hall, cinema room, lounge, large kitchen/diner, handy utility, rear reception room/playroom and ground floor shower room. On the first floor are three double bedrooms and a comfortable single as well as a family shower room.

**GROUND FLOOR**

**ENTRANCE HALL** - With composite entrance door, vertical radiator, staircase to the first floor and Herringbone Karndean flooring.

**LOUNGE/CINEMA ROOM - 2.9m x 4.3m (9'6" x 14'1")**  
With vertical radiator.

**LOUNGE - 4m x 3.9m (13'1" x 12'10")**  
With vertical radiator, multifuel burner and Herringbone Karndean flooring.

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

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## DENTON CLOSE, TS5 8RL

### **KITCHEN/DINER - 8.1m (26'7") reducing to 5m (16'5") x 3.2m (10'6") reducing to 2.7m (8'10")**

With sage green shaker design wall, drawer, and floor units, Quartz worktop, Belfast style sink, Cuisine Master five ring gas cooker with splashback tiles and integrated extractor fan, integrated fridge freezer, microwave and dishwasher, Herringbone Karndean flooring, cast iron style radiators and UPVC door to the rear garden.

### **UTILITY ROOM - 1.7m x 2.5m (5'7" x 8'2")**

With sage green shaker design cupboard housing space for washing machine and dryer, Herringbone Karndean flooring and UPVC door to the rear garden.

### **RECEPTION ROOM/PLAYROOM - 2.8m x 2.7m (9'2" x 8'10")**

With two skylights and radiator.

### **SHOWER ROOM - 2.9m x 1.5m (9'6" x 4'11")**

Comprising close coupled WC, pedestal wash hand basin, walk-in shower, Porcelain tiled walls and flooring, extractor fan and vertical radiator.

### **FIRST FLOOR**

**LANDING** - With loft access.

### **BEDROOM ONE - 4.8m x 3m (15'9" x 9'10")**

With radiator and triple aspect windows.

### **BEDROOM TWO - 3.9m x 2.9m (12'10" x 9'6")**

With radiator.

### **BEDROOM THREE - 3.3m x 3m (10'10" x 9'10")**

With radiator.

### **BEDROOM FOUR - 3m x 1.9m (9'10" x 6'3")**

With radiator and built-in storage cupboard.

### **SHOWER ROOM - 1.7m x 1.9m (5'7" x 6'3")**

Comprising close coupled WC, pedestal wash hand basin, walk-in shower, white tiled walls, spotlights to the ceiling and cast iron style radiator with towel rail.

### **EXTERNALLY**

**PARKING & GARDEN** - To the front there is off street parking for multiple cars on a concrete print driveway and to the rear there is a fence enclosed low maintenance garden with concrete print patio and a multiuse storage shed.

**AGENTS REF:** - TM/LS/MID260051/13022026

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

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

Tel: **01642 254222**



DENTON CLOSE, TS5 8RL



DENTON CLOSE, TS5 8RL



DENTON CLOSE, TS5 8RL

A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated with blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

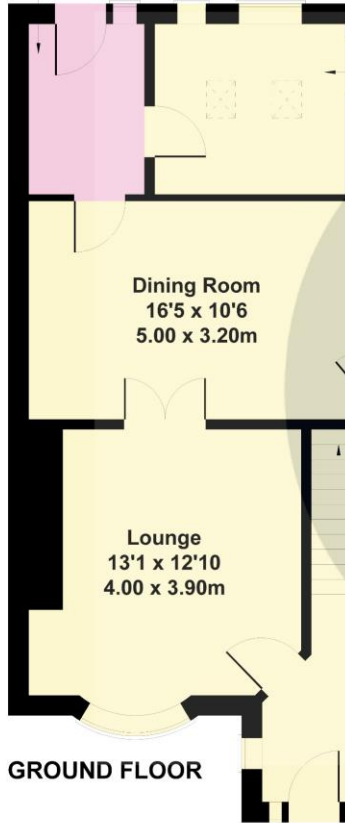
Do you have a property you  
need to sell  
**before** you can buy?

Michael Poole offers **FREE, no obligation**  
market appraisals and gives you guidance  
on the **BEST PRICE** you can expect in the  
current market

### 18 Denton Close

Approximate Gross Internal Area  
1399 sq ft - 130 sq m

Utility Room  
8'2 x 5'7  
2.50 x 1.70m



Reception Room  
9'2 x 8'10  
2.80 x 2.70m

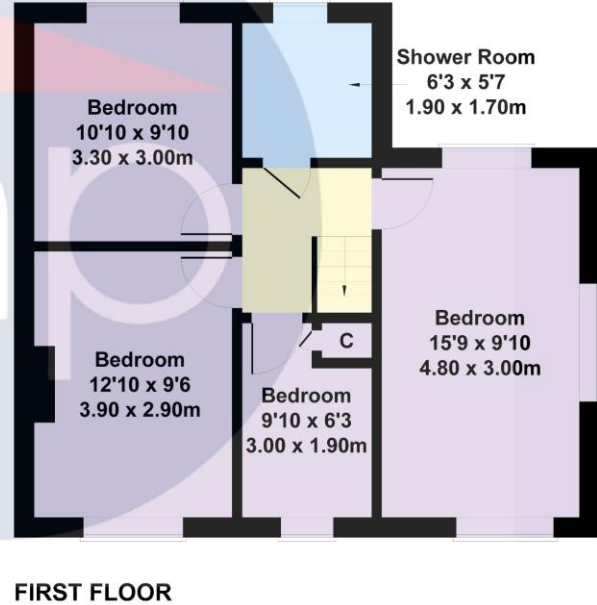
Kitchen  
8'10 x 8'10  
2.70 x 2.70m

Dining Room  
16'5 x 10'6  
5.00 x 3.20m

Shower Room  
9'6 x 4'11  
2.90 x 1.50m

Lounge  
13'1 x 12'10  
4.00 x 3.90m

Lounge  
14'1 x 9'6  
4.30 x 2.90m



Shower Room  
6'3 x 5'7  
1.90 x 1.70m

Bedroom  
10'10 x 9'10  
3.30 x 3.00m

Bedroom  
12'10 x 9'6  
3.90 x 2.90m

Bedroom  
9'10 x 6'3  
3.00 x 1.90m

Bedroom  
15'9 x 9'10  
4.80 x 3.00m

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.



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