

ACORN DRIVE, ACKLAM, MIDDLESBROUGH, TS5 8BF



- ▲ Stylish, Very Modern Persimmon Homes Built Detached House
- ▲ Well Placed Within Easy Reach of Some Good Schooling & Lots of Green Open Spaces
- ▲ All Three Bedrooms are a Good Size, The Front Master Has a Modern Shower Room En-Suite
- ▲ Open Plan Kitchen/Diner with an Attractive Modern Cream Units & Fitted Appliances
- ▲ Handy Downstairs Toilet, Utility Room & Plenty of Useful All Important Storage Space
- ▲ Good Size, Well Kept Rear Garden with a Lawn, Patio & Decked Area, Single Garage & Driveway

Offers Over £210,000

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Brilliantly suited to young families and certain to be of interest to first time buyers, this very modern Persimmon Homes built 'Hatfield' design detached house has a very on-point family friendly layout.

Other features worthy of a mention include the nice size rear garden with a lawn, patio and decked area, a single garage, UPVC double glazing, composite front and side doors, and central heating with a quality combi boiler.

Families are completely spoilt for choice for good schooling. St Clare's, Acklam Whin and Kader Primary Schools and Acklam Grange Secondary School are all within really easy reach. There's plenty of green surrounding you here and there's easy access into Middlesbrough Town Centre onto the A19 and A66 dual carriageways and across to Teesside Park.

Very briefly, the accommodation comprises entrance hall with a cloakroom/WC, lounge, open plan kitchen/diner with an attractive range of modern light grey coloured Shaker style units and a handy utility room. All three bedrooms on the first floor are a good size; the master has a shower room en-suite and there's a family bathroom.

GROUND FLOOR

HALLWAY - Composite front door, radiator, stairs leading to first floor and storage cupboard.

LOUNGE - 3.9m x 2.7m (12'10" x 8'10")
With radiator.

WC - With close coupled toilet, wall mounted wash basin, radiator and extractor fan.

KITCHEN/DINER - 5.5m x 2.8m (18'1" x 9'2")
With cream wall drawer and floor units, wood grain effect roll edge work top, electric oven, four ring gas hob with stainless steel extractor, 1.5 stainless steel sink with mixer tap, space for fridge freezer, integrated dishwasher, radiator and UPVC French doors to rear garden.

UTILITY ROOM - 1.7m x 1.6m (5'7" x 5'3")
Roll edge work top, space for washer and dryer, radiator and composite door.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING - Loft access and storage cupboard.

BEDROOM 1 - 3.6m x 3.2m (11'10" x 10'6")

Fitted wardrobes with sliding doors and radiator.

EN SUITE - 1.8m x 1.8m (5'11" x 5'11")

Close coupled toilet, pedestal wash basin, cubicle shower, radiator and extractor fan.

BEDROOM 2 - 2.8m x 2.8m (9'2" x 9'2")

With radiator.

BEDROOM 3 - 2.8m x 2.6m (9'2" x 8'6")

With radiator.

BATHROOM - 2.1m x 1.7m (6'11" x 5'7")

Close coupled toilet, pedestal wash basin, bath, half height tiled walls, radiator and extractor fan.

EXTERNALLY

To the front is off street parking with access to the detached garage and a neat lawn. To the rear is a fence enclosed garden with a lawn, patio and decked area.

Council Tax Band: D **Tenure:** Freehold

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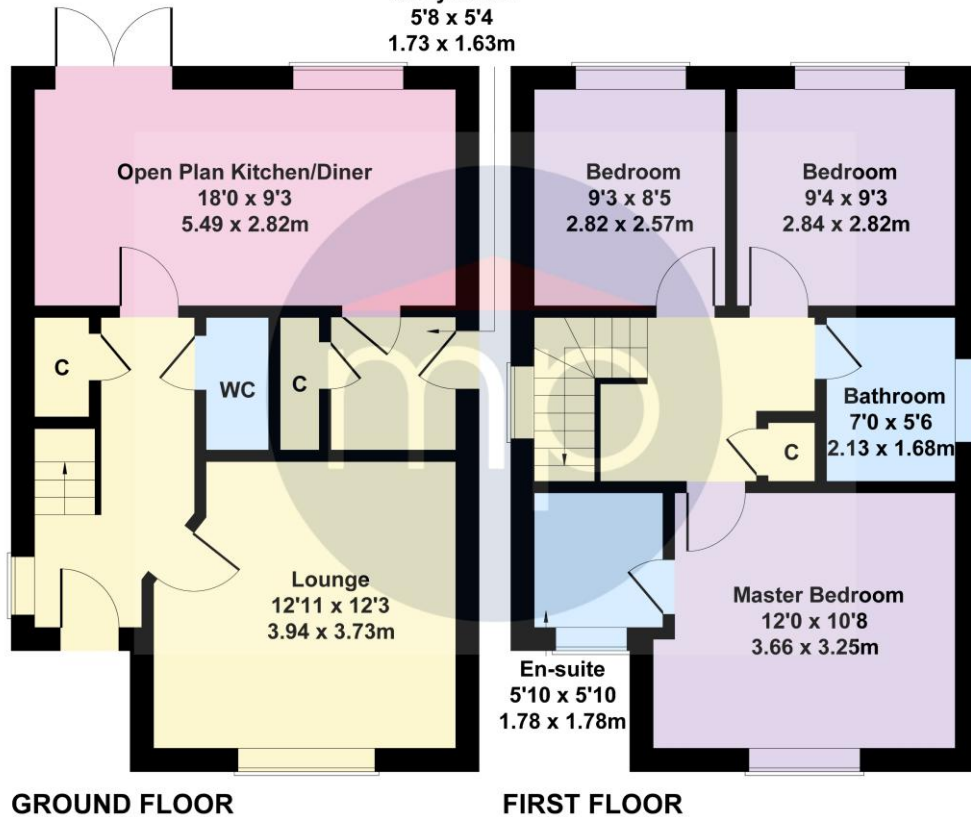
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37 Acorn Drive

Approximate Gross Internal Area
961 sq ft - 89 sq m

Utility Room
5'8 x 5'4
1.73 x 1.63m



Not to Scale. Produced by The Plan Portal 2026
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