

HATFIELD AVENUE, ACKLAM, MIDDLESBROUGH, TS5 7AX



- ▲ Chain Free Sale & Early Viewing Advised!
- ▲ Extended Four Bedroom, Two Bath/Shower Room Semi Detached Home
- ▲ Landscaped West Facing, Private Rear Garden
- ▲ Brand New Windows
- ▲ Great Location for Families, Local Amenities, Easy Access to The A19 & Good Schooling Just a Short Walk Away
- ▲ Stylish Kitchen/Diner
- ▲ Driveway Has Been Updated with A Stylish Resin Finish
- ▲ Handy Ground Floor WC/Utility Room
- ▲ New Guttering
- ▲ Superb Stylish & Well Thought out Family Home!

Offers Over £229,000

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This extended four bedroom semi has been meticulously updated and refined all for the benefit of the new buyers!

It's had brand new windows, stylish kitchen, modern bath/shower rooms fitted as well as a fourth bedroom/reception room on the ground floor, ideal if you've got a teenager or older relative staying with you. There is also a handy ground floor WC/Utility room and ample storage. The driveway has been updated with a stylish resin finish as well as new guttering and landscaped west facing private rear garden.

In a great location for families, you've got local amenities just a short walk away as well as some good schooling in the area! There is also easy access to the A19.

The property comprises entrance hall, lounge, dining room, kitchen/diner, ground floor bedroom/reception room and shower room. On the first floor there are three bedrooms and a family bathroom. Externally there is off street parking for multiple cars to the front and a private west facing rear garden that backs onto the Jack Hatfield Sports Club field.

GROUND FLOOR

ENTRANCE HALL - 2.8m x 1.6m (9'2" x 5'3")

With composite entrance door, radiator and staircase to the first floor.

LOUNGE - 3.2m x 3.1m (10'6" x 10'2")

With radiator.

DINING ROOM - 3.2m x 3.8m (10'6" x 12'6")

With storage cupboard and vertical radiator.

UTILITY/WC - 1.9m x 1.2m (6'3" x 3'11")

With space for washing machine, space for dryer, close coupled WC, wash hand basin with mixer tap and worktop.

KITCHEN/DINER - 5.1m x 3m (16'9" x 9'10")

With light grey handleless wall, drawer, and floor units, woodgrain effect worktop, electric oven, four ring electric hob with stainless steel splashback and extractor fan, stainless steel sink with mixer tap, integrated under counter fridge, under freezer and dishwasher, vertical radiator and bi-folding doors open to the rear garden.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM/RECEPTION ROOM - 4.9m x 2.6m (16'1" x 8'6")

With radiator and UPVC French doors to the rear garden.

SHOWER ROOM - 1.5m x 2.2m (4'11" x 7'3")

With close coupled WC, pedestal wash hand basin with mixer tap, walk-in shower, chrome towel radiator, tile effect cladding, extractor fan and spotlights.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 3.2m x 3.1m (10'6" x 10'2")

With radiator.

BEDROOM TWO - 3.2m x 3.1m (10'6" x 10'2")

With radiator.

BEDROOM THREE - 2.2m x 1.9m (7'3" x 6'3")

With radiator.

BATHROOM - 1.9m x 1.6m (6'3" x 5'3")

With close coupled WC, wall mounted wash hand basin with mixer tap, bath with electric shower, chrome towel radiator, tile effect cladding and spotlights in the ceiling.

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking for multiple cars on a block paved driveway and to the rear there is a fence enclosed west facing garden overlooking the Jack Hatfield's Sports Club with lawn and patio area.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - TM/LS/MID260126/14052026

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

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222



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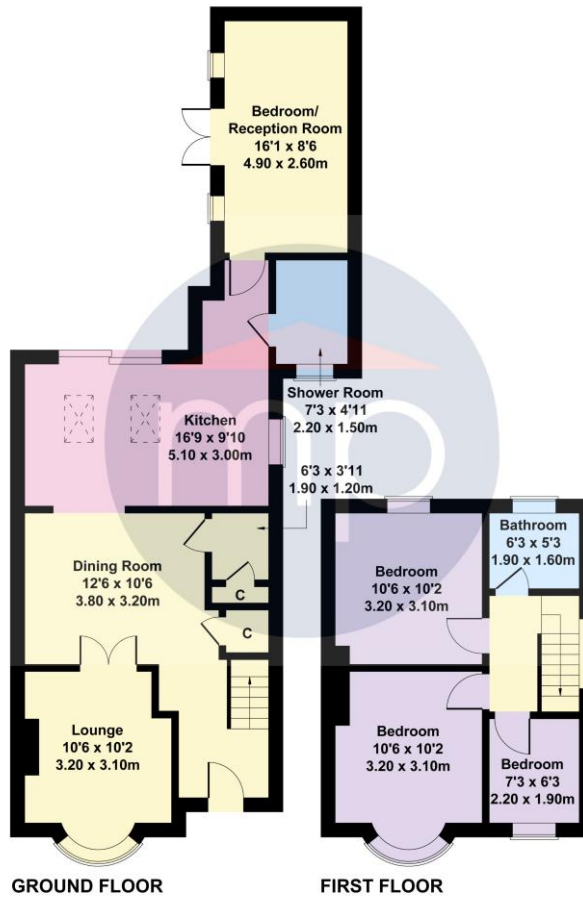
A photograph of the exterior of a Michael Poole property consultants storefront at night. The storefront is illuminated with blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

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

21 Hatfield Avenue

Approximate Gross Internal Area
1109 sq ft - 103 sq m



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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