

CARLBURY AVENUE, ACKLAM, MIDDLESBROUGH, TS5 8SY



- ▲ Chain Free Sale!
- ▲ Two Double Bedroom Bungalow
- ▲ Superb Opportunity for Someone Looking to Downsize or For Family Looking to Convert Loft
- ▲ Gas Central Heating with A Worcester Bosch Combi Boiler
- ▲ Sunroom
- ▲ Smart Kitchen
- ▲ Walking Distance to Good Schooling, Trimdon Shops & Medical Centre
- ▲ Low Maintenance Southeast Facing Rear Garden
- ▲ UPVC Double Glazed Windows & External Composite Front Door

Offers in the region of £150,000

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Chain free sale!

This two double bedroom semi-detached bungalow offers ample living space for someone looking to downsize into a well looked after home. There is also the possibility of converting the large loft as the neighbours have done if you wanted more space.

Notable features include gas central heating with a Worcester Bosch combi boiler, off street parking for multiple cars, low maintenance southeast facing rear garden, sunroom, two double bedrooms, UPVC double glazed windows and external composite front door, smart kitchen and tidy bathroom.

The property comprises entrance hall, kitchen, lounge, two bedrooms, sunroom and a bathroom. Externally there is off street parking to the front with a low maintenance rear garden.

GROUND FLOOR

ENTRANCE HALL - 2.2m x 1.6m (7'3" x 5'3")

With red composite entrance door, radiator and storage cupboard.

KITCHEN - 3.1m x 2.2m (10'2" x 7'3")

With cream high gloss wall, drawer, and floor units, roll edge worktop, space for freestanding gas cooker, one and a half bowl sink unit, space for under counter fridge, space for under counter freezer and space for washing machine.

LOUNGE - 4.8m x 3.7m (15'9" x 12'2")

With radiator.

BEDROOM ONE - 4m x 2.7m (13'1" x 8'10")

With radiator, two wardrobes, storage cupboard and fitted wardrobes with sliding doors.

BEDROOM TWO - 2.7m x 2.7m (8'10" x 8'10")

With radiator, fitted wardrobes with sliding doors and UPVC doors open to the sunroom.

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

With electric radiator and French doors open to the rear garden.

BATHROOM - 1.8m x 1.8m (5'11" x 5'11")

Comprising close coupled WC, pedestal wash hand basin, bath with electric shower, radiator, clad walls and spotlights in the ceiling.

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking for multiple cars and to the rear there is a fence enclosed low maintenance garden with patio.

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/MID260133/11032026

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

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

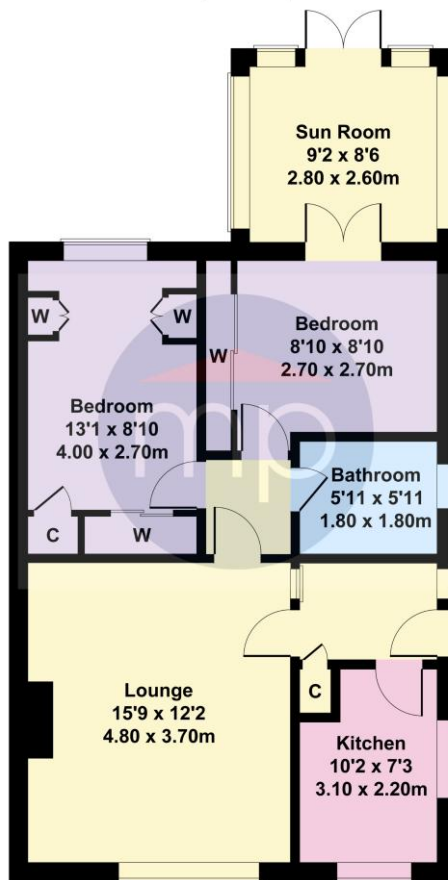


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103 Carlbury Avenue

Approximate Gross Internal Area
786 sq ft - 73 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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