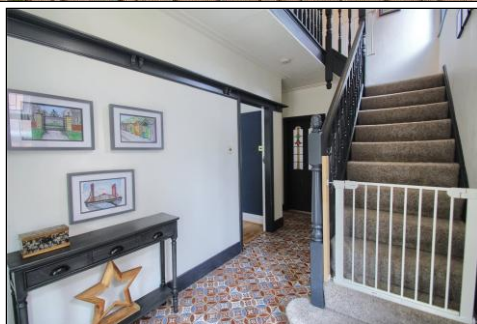


ACKLAM ROAD, ACKLAM, MIDDLESBROUGH, TS5 8BE



- ▲ Modern & Stylish Extended Four Bedroom Semi Detached Home
- ▲ Lovely Décor Throughout
- ▲ Perfectly Suited to A Growing Family with Large Rooms
- ▲ Ample Off Street Parking & Detached Garage
- ▲ Super Modern Bathroom
- ▲ Modern Kitchen

- ▲ Within Walking Distance of Some Good Schooling & A19/A174 Road Links
- ▲ Separate Lounge & Dining Room
- ▲ Private Large Rear Garden
- ▲ Gas Central Heating with A Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors

£325,000

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A superbly extended four bedroom semi-detached home ideal for a growing family! Featuring a large kitchen with a utility room, two separate reception rooms and ample off road parking. Highly recommended for a viewing.

GROUND FLOOR

ENTRANCE PORCH

With double UPVC entrance doors.

HALLWAY

With patterned tiled flooring and staircase to the first floor.

WC

With close coupled WC and vanity wash hand basin with mixer tap.

LOUNGE

With feature fireplace.

LOUNGE/DINER

With UPVC French doors to the rear garden.

KITCHEN

With grey handleless high gloss wall, drawer, and floor units, granite effect worktop, electric oven, five ring gas hob with splashback and integrated extractor fan, integrated dishwasher, fridge freezer and microwave, one and a half bowl sink unit and UPVC patio door to the rear garden.

UTILITY ROOM

With white high gloss wall and floor units, space for washing machine and space for dryer.

FIRST FLOOR

LANDING

With loft access and storage cupboard housing the boiler.

BEDROOM ONE

With fitted wardrobes.

BEDROOM TWO

BEDROOM THREE

With fitted wardrobe.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM FOUR

BATHROOM

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, shower bath, chrome towel radiator and spotlights in the ceiling.

EXTERNALLY

PARKING, GARAGE & GARDEN

To the front there is off street parking for multiple cars on a block paved driveway leading to the detached garage. To the rear there is a large fence enclosed garden with lawn and 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/MID260188/10072026

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

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Tel: **01642 254222**



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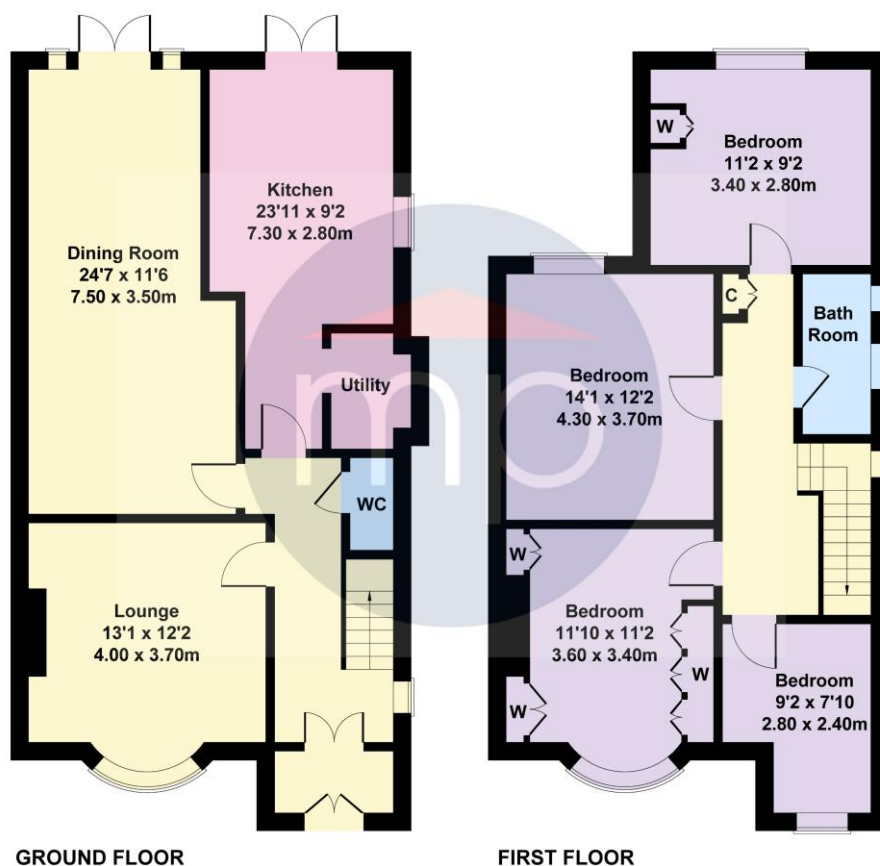


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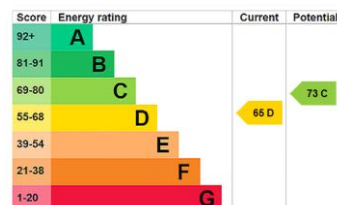
542 Acklam Road

Approximate Gross Internal Area
1475 sq ft - 137 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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