

## LAVAN SANDS, ACKLAM, MIDDLESBROUGH, TS5 8TU



- ▲ Extended Four Bedroom Detached Home Located In A Quiet Cul-De-Sac
- ▲ Offers Good Living Space For A Growing Family.
- ▲ Detached Garage And Off Street Parking As Well!

- ▲ Stylish Kitchen Which Is Very Tasteful
- ▲ Within Walking Distance Of Some Good Schooling And Local Amenities!
- ▲ UPVC Double Glazed Windows And Composite Front Door As Well As Barn Style Door In The Kitchen

▲  
**£240,000**

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This extended four bedroom detached home offers good living space for a growing family.

Located in a quiet cul-de-sac that's within walking distance of some good schooling and local amenities!

Notable features include off street parking and detached garage, two reception rooms and a kitchen/diner, stylish kitchen which is very tasteful, modern bathroom, good sized rear garden, UPVC double glazed windows and composite front door as well as barn style door in the kitchen.

#### **GROUND FLOOR**

#### **HALLWAY**

#### **LOUNGE**

#### **DINING ROOM**

#### **KITCHEN**

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1**

#### **BEDROOM 2**

#### **BEDROOM 3**

#### **BEDROOM 4**

#### **BATHROOM**

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

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

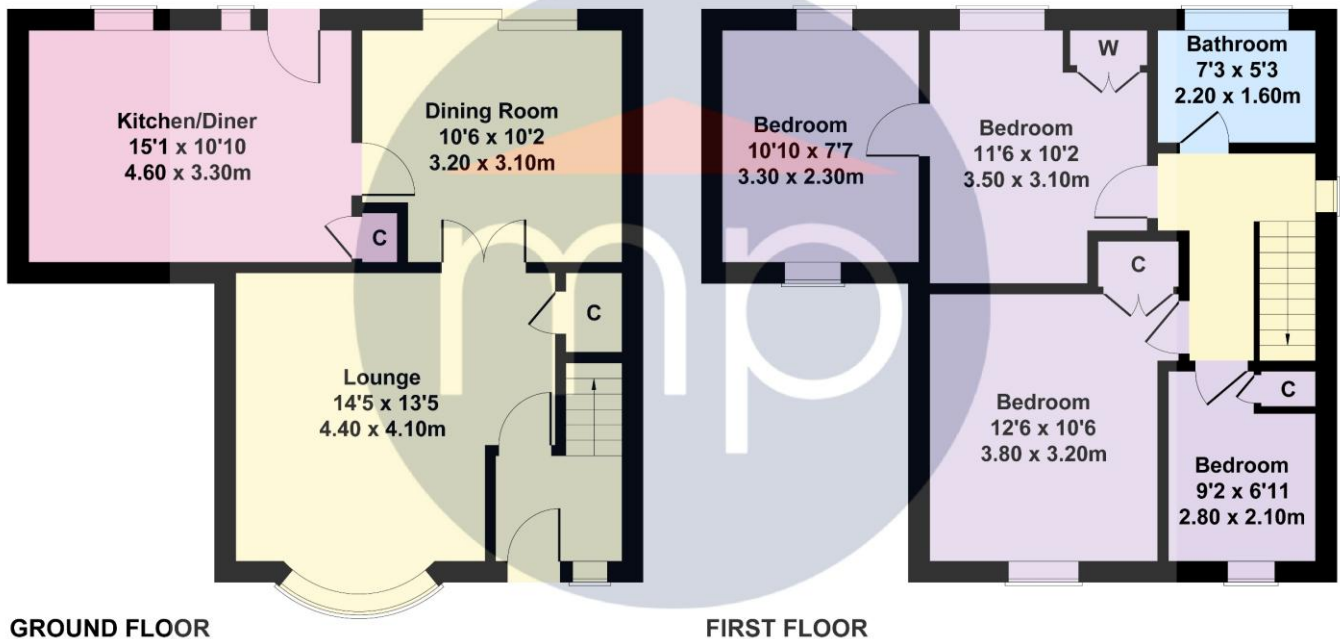
**TO VIEW:** Contact our Middlesbrough office on

Tel: 01642 254222



## 10 Lavan Sands

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



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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