

## CORBY AVENUE, ACKLAM, MIDDLESBROUGH, TS5 4RD



- ▲ Close Walking Distance to Good Schooling, Local Shops & Short Drive to A19 & A66
- ▲ Three Bedroom Mid Terrace
- ▲ Off Street Parking

- ▲ Sunny Rear Garden
- ▲ Two Reception Rooms
- ▲ Central Heating with a Combi Boiler
- ▲ UPVC Double Glazed Windows & Composite Front Door

**£127,000**

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Ideal for investors, this three bedroom mid terrace home is to be sold with a tenant in situ.

Offering two reception rooms, three bedrooms, a conservatory and lovely garden to the rear there's also the benefit of off street parking. The property has good UPVC double glazed windows and a composite front door.

The property comprises entrance hall, lounge, dining room, kitchen and conservatory. On the first floor there are three bedrooms and a bathroom.

**GROUND FLOOR**

**ENTRANCE HALL**

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

**LOUNGE - 4.3m x 4m (14'1" x 13'1")**

With electric flame effect fire and radiator.

**DINING ROOM - 5m x 2.8m (16'5" x 9'2")**

With radiator and UPVC patio door to the rear garden.

**KITCHEN - 2.5m x 2.2m (8'2" x 7'3")**

With woodgrain effect wall and floor units, roll edge worktop, electric oven and grill, four ring gas hob with integrated extractor fan, one and a half bowl stainless steel sink, integrated dishwasher, space for washing machine and space for fridge freezer.

**CONSERVATORY - 2m x 2m (6'7" x 6'7")**

With UPV patio door to the rear garden.

**FIRST FLOOR**

**LANDING**

With loft access.

**BEDROOM ONE - 4.4m x 3.8m (14'5" x 12'6")**

With radiator and fitted wardrobes.

**BEDROOM TWO - 3.8m x 2.8m (12'6" x 9'2")**

With radiator.

**BEDROOM THREE - 2.m x 1.7m (6'7" x 5'7")**

With radiator.

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

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**BATHROOM**

Comprising close coupled WC, wall mounted wash hand basin with mixer tap, bath with shower over, chrome towel radiator, tiled walls, spotlights in the ceiling and extractor fan.

**EXTERNALLY**

**PARKING & GARDEN**

To the front there is off street parking for a single car and to the rear there is a fence enclosed garden with block paved patio and lawn.

**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/MID260247/26052026

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

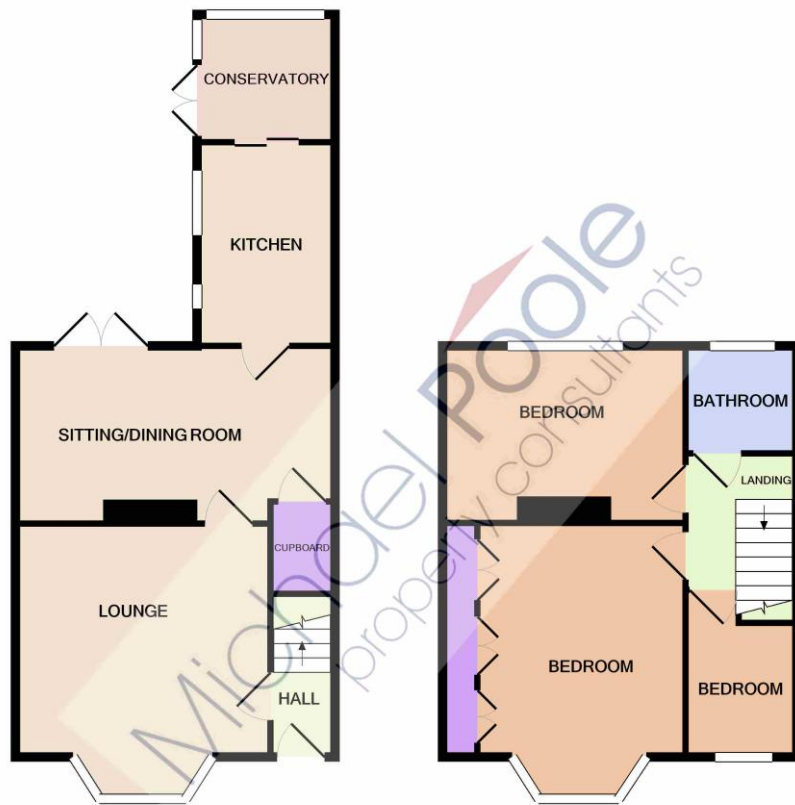
**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**



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GROUND FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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