

CLAYDON AVENUE, ACKLAM GARDENS, MIDDLESBROUGH, TS5 4NP



- ▲ Very Modern 'Gleeson' Built Semi Detached House on the Popular Acklam Gardens Development
- ▲ Converted Garage
- ▲ Nicely Positioned with the Bonus of a Large Rear Garden
- ▲ Perfectly Suited to Both Young Families & First Time Buyers Alike

- ▲ Off Street Parking for a Couple of Cars
- ▲ Brand New in 2019 and a Couple of Years Still Remaining on NHBC Builders Warranty
- ▲ Lounge, Kitchen/Diner with Smart Modern Units & Handy Downstairs Toilet
- ▲ Central Heating with a Combi Boiler & UPVC Double Glazing

£162,500

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This very modern 'Gleeson' built semi-detached house on the popular Acklam Gardens development is absolutely perfect for a young family or first time buyer. Featuring a garage conversion offering another usable living space on the ground floor with a separate area ideal for creating a utility room.

Brand new in 2019, it still has a couple of years remaining on the NHBC builders' warranty and is very pleasantly positioned with a large rear garden.

Other notable attractions include a large driveway, UPVC double glazing, stylish kitchen, modern bathroom, composite front door, and central heating with a combi boiler. As you'd expect from such a new place, the fixtures and fittings are bang up to date.

Comprising entrance hall, WC, lounge and kitchen/diner with smart modern high gloss style cabinets. The first floor has three bedrooms and family bathroom with a modern white suite.

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE - 3m x 4.6m (9'10" x 15'1")

With radiator.

KITCHEN - 4m x 2.3m (13'1" x 7'7")

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four gas hob with splashback tiles and integrated extractor fan, stainless steel sink with mixer tap, space for f fridge freezer and washing machine, radiator, extractor fan and UPVC patio door to the rear garden.

RECEPTION ROOM - 4.3m x 2.7m (14'1" x 8'10")

With connecting door to ...

UTILITY ROOM - 1m x 2.7m (3'3" x 8'10")

With door to the rear garden.

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

www.michaelpoole.co.uk



CLAYDON AVENUE, TS5 4NP

FIRST FLOOR

LANDING

With loft access and radiator.

BEDROOM ONE - 5.2m x 2.7m (17'1" x 8'10")

With radiator.

BEDROOM TWO - 4m x 3.5m (13'1" x 11'6")

With radiator.

BEDROOM THREE - 3.5m x 2.1m (11'6" x 6'11")

With radiator.

BATHROOM - 1.9m x 1.8m (6'3" x 5'11")

With close coupled WC, pedestal wash hand basin, bath, radiator and extractor fan.

EXTERNALLY

PARKING & GARDEN

To the front there is off street parking for multiple cars and to the rear there is a 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/MID260275/03062026

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

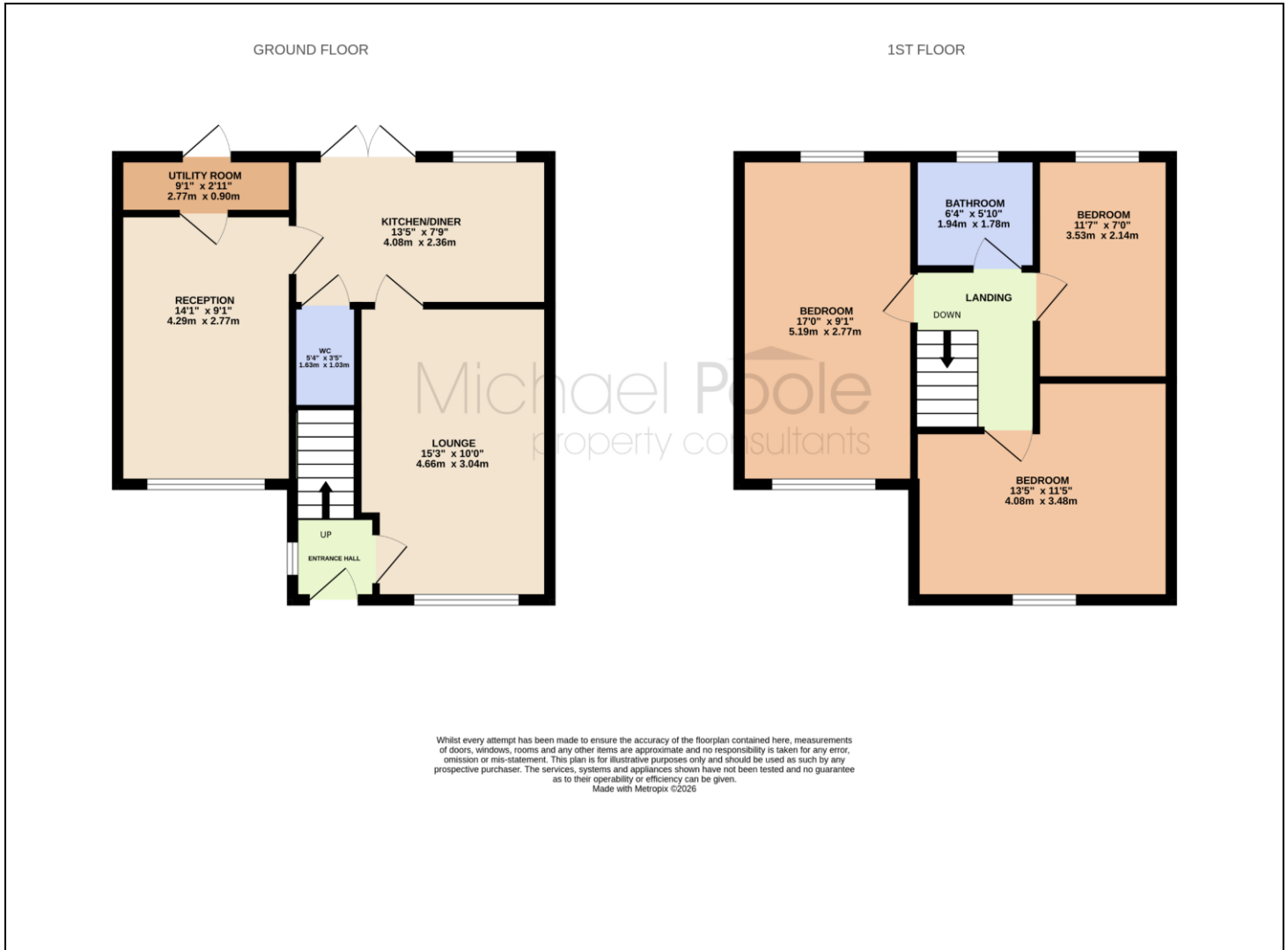
TO VIEW: Contact our Middlesbrough office on

Tel: **01642 254222**



CLAYDON AVENUE, TS5 4NP





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.



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