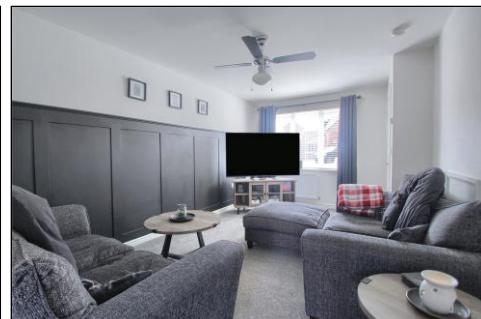


CLAYDON AVENUE, ACKLAM GARDENS, MIDDLESBROUGH, TS5 4NP



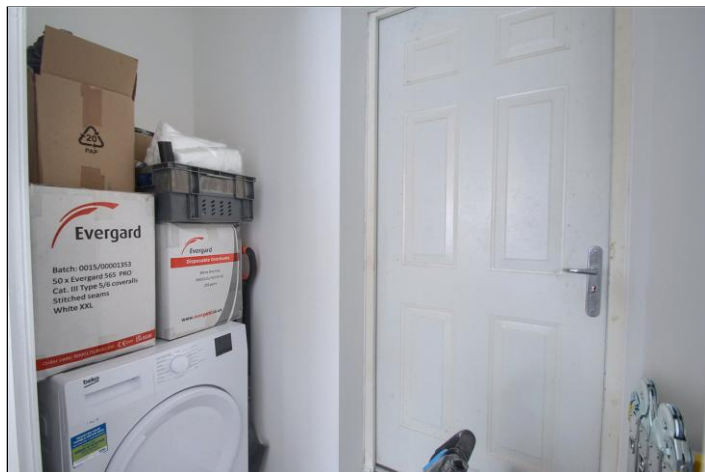
- ▲ Very Modern 'Gleeson' Built Semi Detached House on the Popular Acklam Gardens Development
- ▲ Converted Garage
- ▲ Nicely Positioned with the Bonus of a Large Rear Garden
- ▲ Perfectly Suited to Both Young Families & First Time Buyers Alike

- ▲ 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

£155,000

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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.

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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

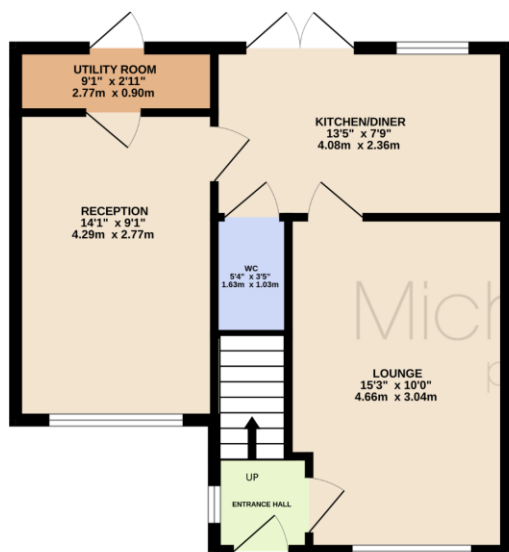
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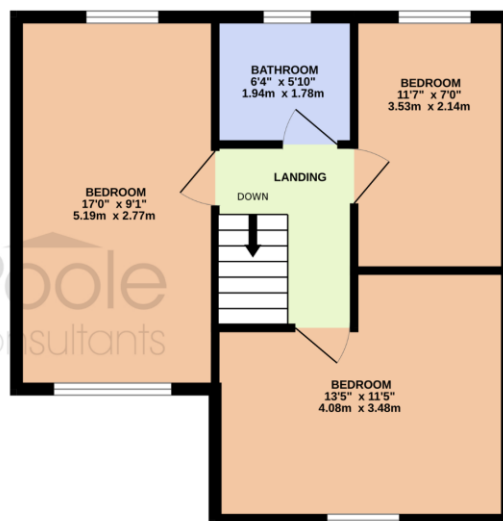
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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