

MANDALE ROAD, ACKLAM, MIDDLESBROUGH, TS5 8AB



- ▲ Chain Free Sale
- ▲ Rare to The Market Four Bedroom Detached Family Home!
- ▲ Ripe For Refreshment & Upgrading & Offers Buyers a Blank Canvas to Create Their Perfect Home
- ▲ UPVC Double Glazed Windows
- ▲ Block Paved Driveway & Detached Garage
- ▲ Gas Central Heating with Combi Boiler
- ▲ Small Private Rear Garden

£214,995

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Chain free sale!

This four bedroom detached home offers the perfect balance of living space for a growing family.

The property is ripe for some refreshment and upgrading which offers the buyers a blank canvas to create their perfect home. Notable features include UPVC double glazed windows, off street parking on a block paved driveway, three double bedrooms and a single, gas central heating with a combi boiler, porthole style windows, detached garage and small private rear garden.

Location wise it is a short walk from good schooling and an abundance of local shops.

The property comprises entrance hall, lounge, dining room, kitchen/diner and handy WC. On the first floor there are three double bedrooms and a single bedroom, bathroom and a separate WC. Externally there is a neat lawned front garden, off street parking for multiple cars and a small private rear garden.

GROUND FLOOR

ENTRANCE HALL - With solid hardwood entrance door, radiator, storage cupboard and staircase to the first floor.

LOUNGE - 3.7m x 4.5m (12'2" x 14'9")
With two radiators.

DINING ROOM - 3.9m x 3.7m (12'10" x 12'2")
With radiator.

KITCHEN DINER - 5.9m x 2.5m (19'4" x 8'2")
With white wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with splashback tiles and stainless steel extractor fan, stainless steel sink, space for fridge freezer and space for washing machine, and radiator.

LOBBY - With solid hardwood door to the rear garden.

GROUND FLOOR WC - With close coupled WC and wall mounted wash hand basin.

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

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FIRST FLOOR

LANDING - With loft access and two storage cupboards.

BEDROOM ONE - 3.9m x 3.7m (12'10" x 12'2")
With radiator.

BEDROOM TWO - 3.8m x 3.9m (12'6" x 12'10")
With radiator.

BEDROOM THREE - 2.9m x 2.5m (9'6" x 8'2")
With radiator.

BEDROOM FOUR - 1.8m x 2.7m (5'11" x 8'10")
With radiator.

BATHROOM - 1.9m x 2.5m (6'3" x 8'2")
With bath, pedestal wash hand basin, radiator, tiled walls, spotlights and extractor fan.

WC - With close coupled WC.

EXTERNALLY

PARKING & GARDENS - To the front there is off street parking for multiple cars on a block paved driveway and there is a neat open plan lawned garden. To the rear there is a fence enclosed garden with lawn and small patio area.

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/MID260295/10062026

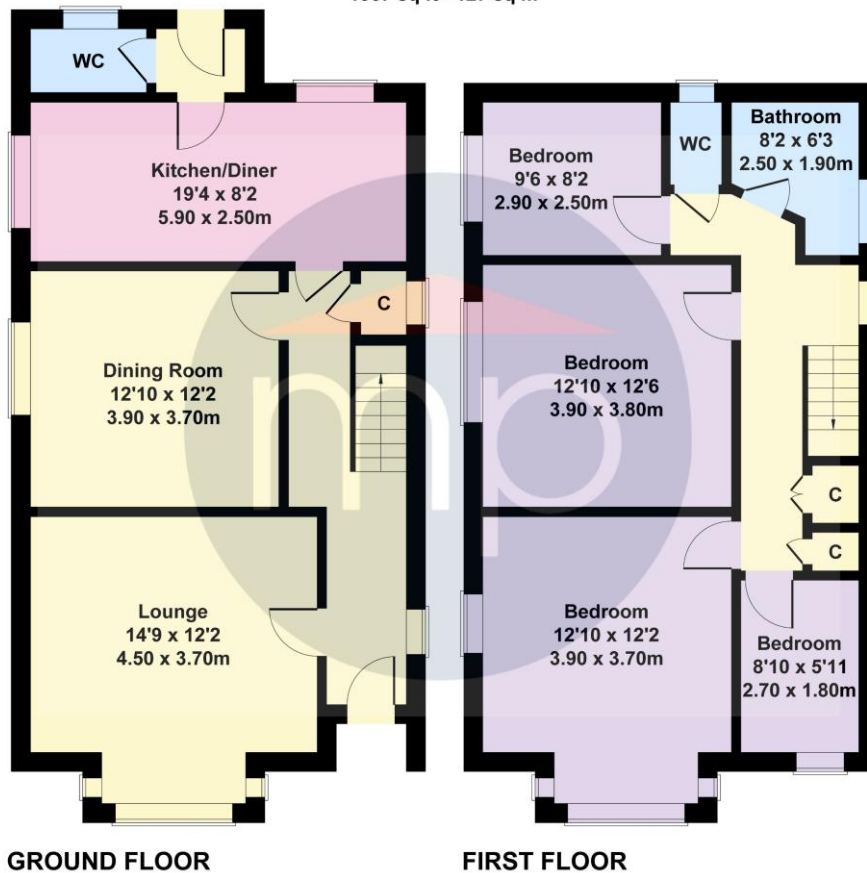
Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222



10 Mandale Road

Approximate Gross Internal Area
1367 sq ft - 127 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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