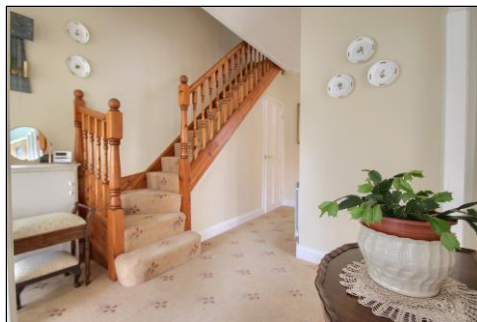


BLUE BELL GROVE, ACKLAM, MIDDLESBROUGH, TS5 7HG



- ▲ Chain Free Sale
- ▲ First Class Example of an Attractively Presented 'Shannon' Built Semi Detached Bungalow
- ▲ Two Double Bedrooms
- ▲ Very Pleasantly Positioned
- ▲ Central Heating with a Recently Installed Combi Boiler
- ▲ Shower Room with a Smart White Suite
- ▲ Stylish Kitchen
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Well Maintained Rear Garden
- ▲ Detached Garage & Block Paved Driveway

£220,000

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This is a wonderful example of one of the always popular 'Shannon' built semi-detached bungalows with two double bedrooms.

It's really pleasantly positioned just off the top of Acklam Road, with a lovely well cared for rear garden as well as other nice features including UPVC double glazed windows, conservatory, modern kitchen, porch and exterior doors and central heating with a recently installed combi boiler.

The comfortable, nicely presented interior comprises entrance porch, entrance hall, lounge, kitchen with built-in oven and hob, two double bedrooms, one of which is on the first floor and shower room with a smart modern white suite. Outside, there are neat, well-kept gardens at the front and rear, a detached garage and a block paved driveway.

GROUND FLOOR

ENTRANCE PORCH - With UPVC entrance door.

HALLWAY - With staircase to the first floor and two storage cupboards.

LOUNGE/DINER - With connecting door to the conservatory.

CONSERVATORY - With UPVC door to the rear garden.

KITCHEN - With shaker design woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven and grill, four ring electric hob with integrated extractor fan, one and a half bowl sink unit, integrated fridge freezer and dishwasher, space from washing machine and UPVC door to the driveway.

BEDROOM ONE - With fitted wardrobes.

SHOWER ROOM - Comprising close coupled WC with hidden cistern, vanity wash hand basin, walk-in double shower cubicle with mixer shower, towel radiator, tiled walls and extractor fan.

FIRST FLOOR

LANDING

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BEDROOM TWO - With three Velux windows and eaves storage.

EXTERNALLY

PARKING, GARAGE & GARDEN - To the front there is off street parking for multiple cars on a block paved driveway leading to the garage. To the rear there is a well kept and well maintained garden with patio and shrubs.

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/MID260345/17072026

Council Tax Band: C **Tenure:** Freehold

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Tel: **01642 254222**

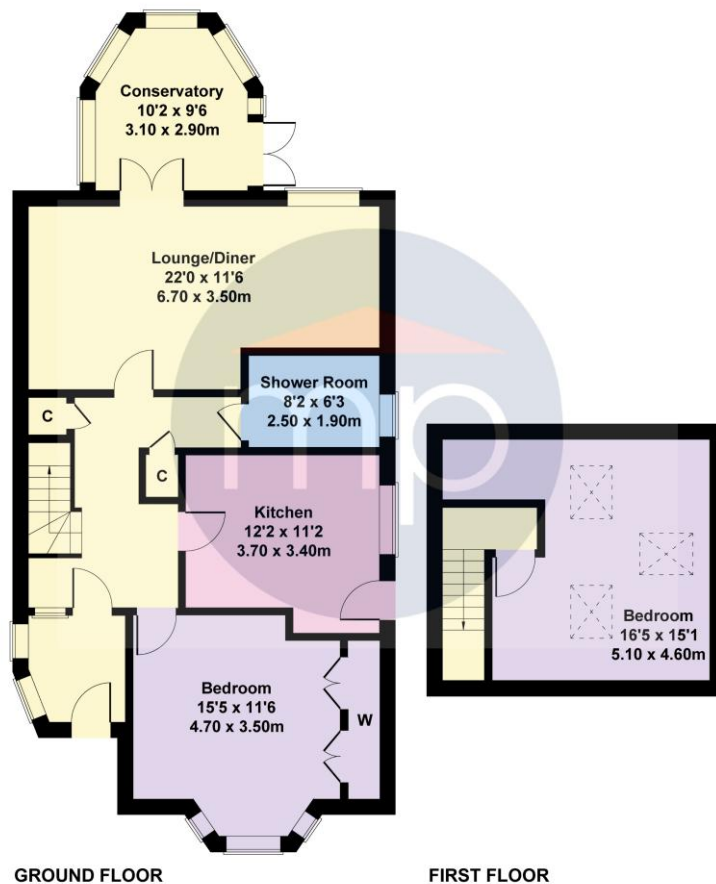


BLUE BELL GROVE, TS5 7HG



10 Blue Bell Grove

Approximate Gross Internal Area
1141 sq ft - 106 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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