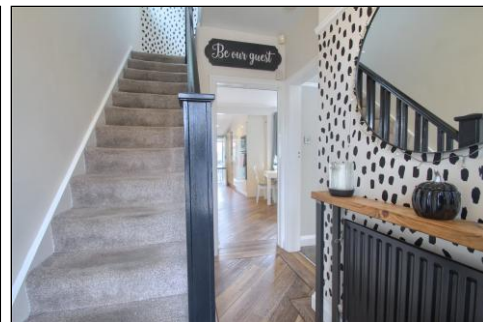


RIDLEY AVENUE, ACKLAM, MIDDLESBROUGH, TS5 7AN



- ▲ Early Viewing is Advised
- ▲ Modern Worcester Bosch Combi Boiler
- ▲ Private Landscaped Rear Garden with Lawn & Patio Overlooking Middlesbrough Cricket & Rugby Club!
- ▲ Perfect Family Home with Good Schooling in the Area

- ▲ Off Street Parking for Multiple Cars & Detached Garage
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Stylish Modern Kitchen with Fitted Appliances

£195,000

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We certainly advise an early viewing for this property!

Renovated, refined and upgraded in recent years, this three bedroom semi has been the subject of a great refurb!

Features include gas central heating with a modern Worcester Bosch combi boiler, private rear garden which will be perfect in the summer months for hosting with views overlooking the cricket and rugby fields and offering perfect views come firework night! There is off street parking to the front as well as a detached garage, Karndean flooring, HIVE central heating controls, UPVC double glazed windows and exterior doors, stylish modern kitchen with cream high gloss units and fitted appliances, boarded loft space, handy utility and ground floor WC.

The property comprises entrance hall, lounge, open plan kitchen/diner, utility and WC. On the first floor there are three bedrooms and a family bathroom.

Externally there is off street parking for multiple cars to the front and to the rear there is a private social garden with patio and lawn.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, staircase to the first floor and Karndean flooring.

LOUNGE - With electric flame effect fire.

KITCHEN/DINING/LIVING ROOM - With cream high gloss wall, drawer, and floor units, wood block effect roll edge worktop, electric oven and grill, four ring induction hob with splashback tiles and stainless steel extractor fan, double sink, integrated fridge, freezer, microwave and dishwasher. Two vertical radiators, Karndean flooring, UPVC patio door to the garden, storage cupboard housing the boiler, spotlights in the ceiling and electric flame effect fire.

UTILITY - With cream high gloss floor unit, woodgrain effect worktop, space for washing machine and dryer, Karndean flooring, UPVC door to the rear garden and spotlights in the ceiling.

WC - With close coupled WC, wall mounted wash hand basin with mixer tap and spotlights in the ceiling.

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RIDLEY AVENUE, TS5 7AN

FIRST FLOOR

LANDING - With access via a dropdown ladder to the boarded loft space.

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM - With close coupled WC, vanity wash hand basin with mixer tap, bath with overhead mixer shower, and tiled walls.

EXTERNALLY

PARKING, GARAGE & GARDEN - To the front there is off street parking for multiple cars on a block paved driveway with access to the single garage and to the rear there is a garden with lawn, patio and views overlooking the Cricket & Rugby Club.

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/MID260423/07082026

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

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Tel: **01642 254222**



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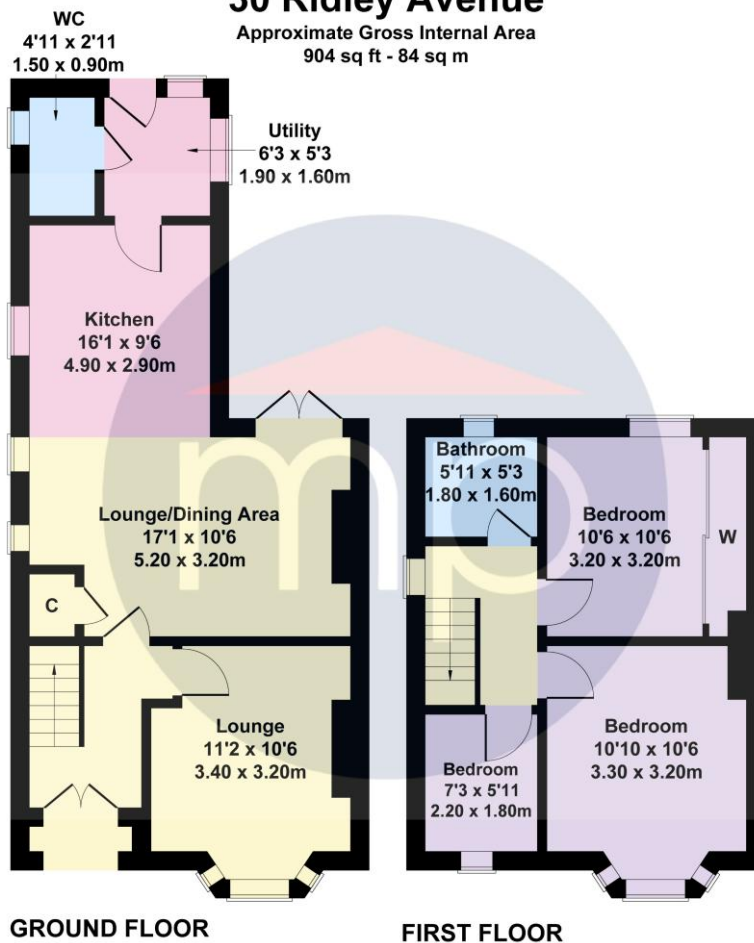


RIDLEY AVENUE, TS5 7AN



30 Ridley Avenue

Approximate Gross Internal Area
904 sq ft - 84 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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