



49 Coniston Grove

Acklam, Middlesbrough, TS5 7DE

Offers in excess of £185,000



For Sale – No Onward Chain & Vacant Possession

Immaculately Presented Home In A Sought-after Location

This Well-maintained Property Is Offered For Sale With No Onward Chain And Vacant Possession, Providing A Fantastic Opportunity For A Swift And Hassle-free Move. Situated In A Highly Sought-after Location, This Home Is Ready For The New Owner To Simply Unpack And Enjoy.



Full Description

Step Inside To Find A Spacious Entrance Hallway Leading To A Beautifully Presented Interior, Enhanced By Recently Fitted Fixtures And Fittings, Along With Brand New Carpets Throughout. The Ground Floor Benefits From An Essential W/C, Ideal For Family Living And Visiting Guests.

At The Heart Of The Home Is A Modern Fitted Kitchen Featuring Built In Appliances And French Doors Opening Directly Onto The Generous South-facing Rear Garden, Which Offers A Perfect Mix Of Lawn And Patio Seating – Ideal For Entertaining Or Relaxing In The Sun.

Upstairs, The Accommodation Includes A Fully Tiled Family Bathroom Fitted With A Sleek Three-piece White Suite.

Externally, The Home Continues To Impress With A Block-paved Driveway Providing Off-road Parking For Multiple Vehicles, A Detached Garage Offering Valuable Storage Or Exciting Conversion Potential (STPP), And A Private Enclosed Rear Garden That’s Both Spacious And Sunny.

Location

- Acklam Grange School - 7 Minute Walk
- Acklam Whin Primary School - 19 Minute Walk/4 Minute Drive
- Outwood Academy Acklam - 15 Minute Walk/4 Minute Drive
- Marton Football Club - 7 Minute Walk/2 Minute Drive
- The Tippy Cow - 2 Minute Walk
- James Cook University Hospital - 8 Minute Drive

Distance Times Estimated Using Google Maps.

Note

Please Find Attached Brochure With Material Information For Buyers.

Disclaimer

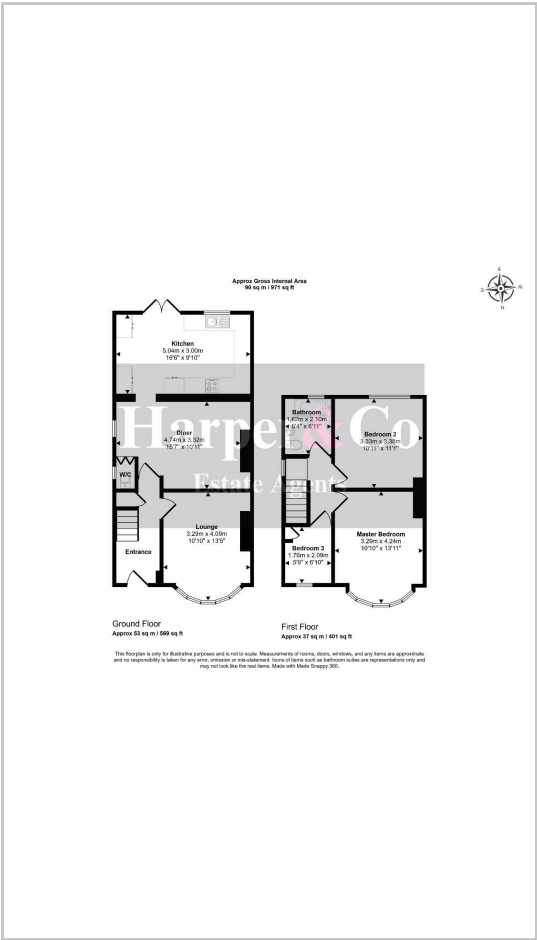
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

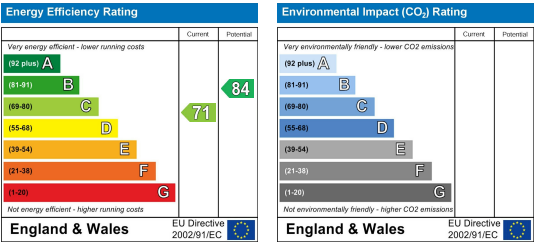
Area Map



Floor Plans



Energy Efficiency Graph



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