



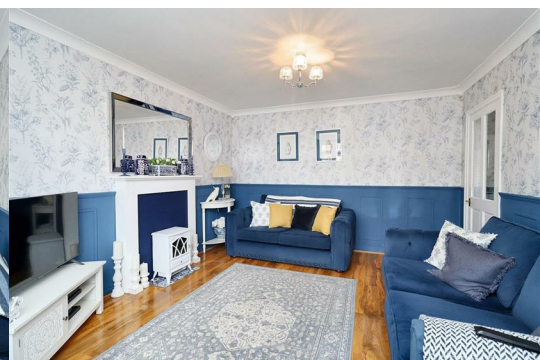
## 18 Ruskin Avenue

Acklam, Middlesbrough, TS5 8PJ

**Offers in the region of £220,000**



**\*\* Potentially For Sale With A Complete Onward Chain \*\*** Nestled In The Charming Neighbourhood Of Acklam, Middlesbrough, This Delightful Semi-Detached House On Ruskin Avenue Presents An Excellent Opportunity For Families And Professionals Alike. The Property Boasts Three Well-Proportioned Bedrooms, Providing Ample Space For Restful Nights And Personal Retreats. The Two Inviting Reception Rooms Offer Versatility, Perfect For Entertaining Guests Or Enjoying Quiet Evenings At Home.





Full Description

The Modern Kitchen Is A Standout Feature, Equipped With Integrated Appliances That Make Cooking A Pleasure. Adjacent To The Kitchen, A Convenient Utility Area Enhances Functionality, Ensuring That Daily Chores Are Managed With Ease. The Bathroom Is Thoughtfully Designed, Catering To The Needs Of A Busy Household.

Step Outside To Discover A West-Facing Rear Garden, Which Is A True Gem. The Garden Features A Decked Seating Area, Ideal For Alfresco Dining Or Simply Soaking Up The Sun During Warmer Months. This Outdoor Space Is Perfect For Children To Play Or For Hosting Summer Gatherings With Friends And Family.

Additional Benefits Of This Property Include A Fully Serviced Combi Boiler, Ensuring Warmth And Comfort Throughout The Year. The Driveway Provides Off-Street Parking, While A Detached Garage Offers Essential Storage Space, Making It Easy To Keep Your Home Organised And Clutter-Free.

In Summary, This Semi-Detached House On Ruskin Avenue Is A Wonderful Blend Of Modern Living And Practical Features, Making It An Ideal Choice For Those Seeking A Comfortable And Convenient Home In Middlesbrough. Don't Miss The Chance To Make This Lovely Property Your Own.

Location

From Acklam Road, Turn Onto Lodore Grove Then Right Onto Ruskin Avenue, The Property Is Located On The Left-Hand Side.

- 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 Tipsy Cow - 2 Minute Walk
- James Cook University Hospital - 8 Minute Drive

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers. EPC Details To Follow.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

