



20 Fane Grove

Acklam, Middlesbrough, TS5 7EE

£260,000



Spacious Detached Family Home | No Onward Chain | West Facing Garden | Sought After Location

For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Substantial Detached Family Home Is Situated Within A Highly Sought After Area Of Middlesbrough, Benefiting From A Quiet Position With No Through Traffic.



Full Description

Ready To Move Straight Into While Also Offering Scope To Put Your Own Stamp On, This Property Presents An Excellent Opportunity For Families Seeking Space, Flexibility And Potential.

Upon Entering, You Are Welcomed Into A Spacious Entrance Hallway, Setting The Tone For The Generous Accommodation Throughout.

The Ground Floor Features A Large Lounge, providing a comfortable and versatile living space, alongside an Open Plan Kitchen/Diner, ideal for family living and entertaining.

To The First Floor, The Property Offers Well Proportioned Bedrooms, Alongside A Family Bathroom, providing ample accommodation for a growing family.

A Further Standout Feature Is The Converted Loft Space, accessed via a fitted staircase, offering additional flexible living space ideal for a home office, playroom or occasional room.

Externally, The Property Benefits From A West Facing Rear Garden, featuring lawn and seating areas, perfect for enjoying afternoon and evening sun.

To The Front, There Is A Driveway Providing Off Road Parking, Along With A Garage, which offers additional storage or potential for conversion (subject to planning permission).

Situated Close To Local Amenities, Schools And Transport Links, This Property Represents A Fantastic Opportunity To Acquire A Large Family Home In A Desirable Location.

Location

Situated In The Popular Acklam Area Of Middlesbrough, This Property Enjoys A Quiet Residential Setting Within A Well-Established Neighbourhood. Local Shops And Everyday Amenities Are Approximately 0.5 Miles Away (Around A 10 Minute Walk).

Acklam Retail Park Is Around 1 Mile Away (Approximately A 4–5 Minute Drive), Offering A Range Of Shops, Supermarkets And Food Outlets. Middlesbrough Town Centre Is Approximately 2.5 Miles Away (Around A 8–10 Minute Drive) With A Wide Selection Of Shops, Restaurants And Leisure Facilities.

The Area Is Well Served By Local Schools And Green Spaces, Making It A Popular Choice For Families. The Property Also Benefits From Excellent Transport Links, With Easy Access To The A19 And A66, Providing Convenient Routes To Stockton, Darlington And Surrounding Areas.

Note

Please Find The Attached Brochure With Material Information For Buyers.

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.

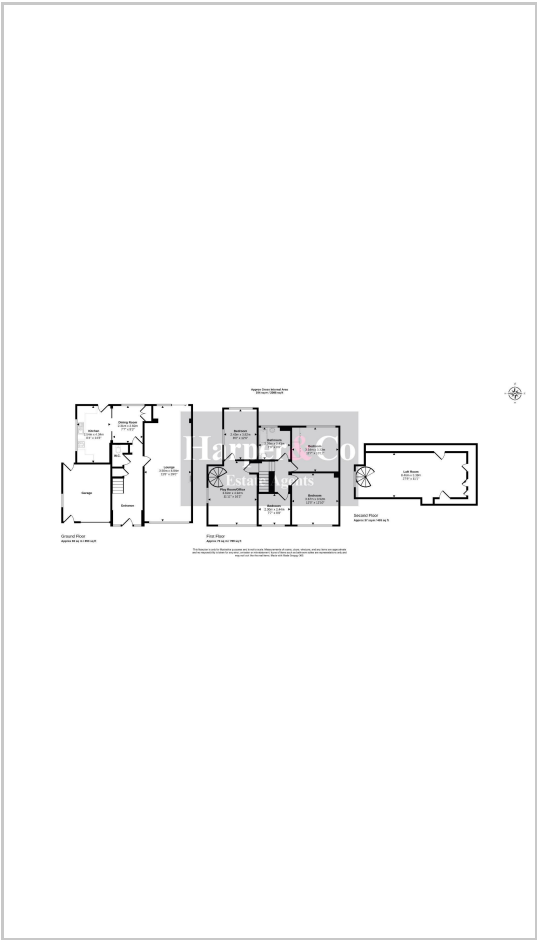
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

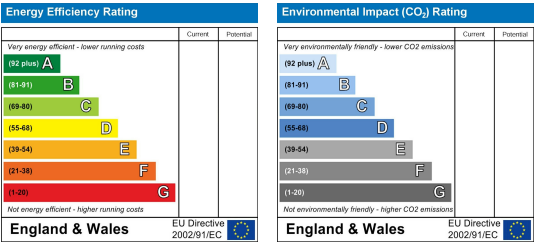
Area Map



Floor Plans



Energy Efficiency Graph



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