



## 23 Keswick Grove

Acklam, Middlesbrough, TS5 8PN

**Offers in excess of £185,000**



For Sale With The Advantage Of No Onward Chain, This Immaculately Presented And Extended Semi-Detached Family Home Is Situated Within A Highly Sought-After Residential Location, Tucked Away In A Quiet Cul-De-Sac Benefiting From No Through Traffic. Offering Spacious And Well-Balanced Accommodation Throughout, The Property Is Ready To Move Straight Into And Will Appeal To Families, First-Time Buyers, And Those Seeking A Peaceful Yet Convenient Location.



**Full Description**

The Ground Floor Welcomes You Into A Bright And Inviting Entrance Hallway, Providing Access To Two Generous Reception Rooms. The Front Reception Room Enjoys A Charming Bay Window And Feature Fireplace, Creating A Warm And Comfortable Living Space. The Second Reception Room Also Features A Fireplace And Benefits From Patio Doors Opening Out To The Rear Garden, Allowing An Abundance Of Natural Light And Creating A Seamless Flow Between Indoor And Outdoor Living.

The Modern Kitchen Offers Practical And Stylish Space For Everyday Living, With Ample Worktop And Storage Solutions.

To The First Floor Are Three Well-Appointed Bedrooms, All Of Which Are Well Proportioned And Served By A Good-Sized Family Bathroom.

The Property Benefits From A Fully Boarded Loft Space Fitted With A Velux Window, Perfect For Storage Or Offers Extra Living Space.

Externally, The Property Continues To Impress With A South-Westerly Facing, Low-Maintenance Rear Garden Offering High Levels Of Privacy — Ideal For Relaxing Or Entertaining. To The Front, A Block-Paved Driveway Provides Off-Road Parking, While A Detached Garage Offers Excellent Storage Space Or Potential For Conversion Subject To The Necessary Permissions.

Situated Close To A Wide Range Of Local Amenities, Reputable Schools, And Excellent Transport Links, This Fantastic Home Combines Space, Privacy, And Location, Making It An Excellent Opportunity For A Variety Of Buyers.

**Location**

Keswick Grove Is Located In The Established Residential Neighbourhood Of Acklam In Middlesbrough, Offering A Convenient Position Within Easy Reach Of Local Schools, Shops, Recreation And Transport Links. The Area Combines Suburban Living With Practical Accessibility To Everyday Amenities, Making It Appealing To Families, First-Time Buyers And Commuters. Residents Benefit From Close Proximity To Well-Regarded Primary And Secondary Schools, Local Gp Services, Public Transport Options And Green Spaces, All Within A Short Walk Or Quick Drive.

**Schools:**

- Acklam Grange School – 250–350 Yards, 3–5 Min Walk
- Kader Academy – 500–600 Yards, 6–8 Min Walk
- Acklam Whin Primary School – 900 Yards, 10–12 Min Walk
- Whinney Banks Primary School – 900 Yards, 10–12 Min Walk

**Healthcare & Services:**

- Acklam Medical Centre – 710 Yards, 8–10 Min Walk
- Cambridge Medical Group – 0.8 Miles, 3–5 Min Drive

**Local Amenities & Retail:**

- Local Convenience Stores & Shops – 5–10 Min Walk
- Nearby Shopping Parades – Within Walking Distance

**Green Space & Leisure:**

- Stewart Park – 2.5–3.5 Miles, 6–8 Min Drive

**Transport:**

- Local Bus Stops – 1–3 Min Walk
- Thornaby Railway Station – 3.1km, 8–12 Min Drive
- A19 / A174 Road Links – Minutes By Car

**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 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.

**Money Laundering Notice**

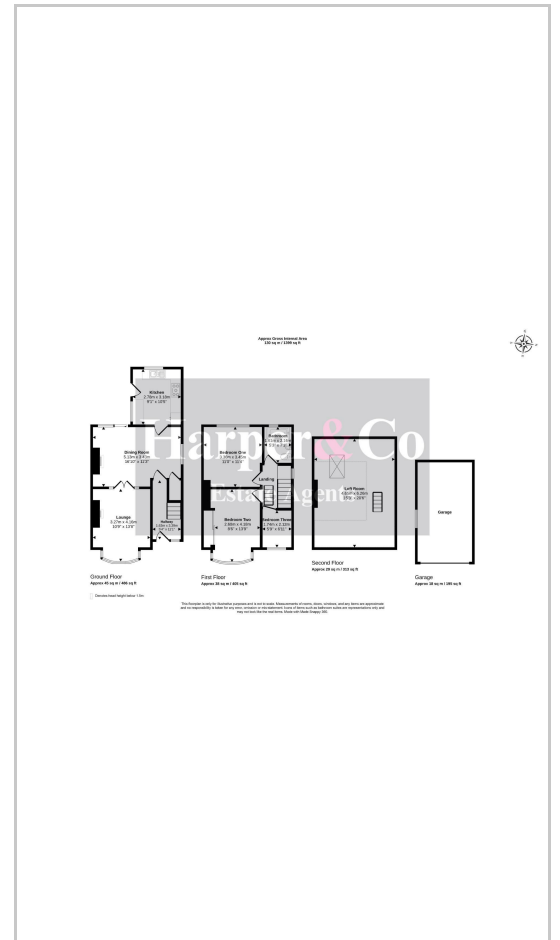
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

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**

