



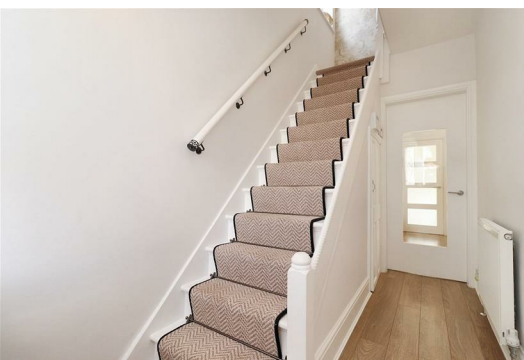
65 Coniston Grove

Acklam, Middlesbrough, TS5 7DE

£180,000



Coniston Grove, Middlesbrough, This Delightful Semi-detached House Offers A Perfect Blend Of Comfort And Modern Living. With Three Well-proportioned Bedrooms, This Property Is Ideal For Families Or Those Seeking Extra Space. The Inviting Open Lounge Provides A Generous Area For Relaxation And Entertaining, Making It The Heart Of The Home.



Full Description

Upon Entering, You Are Greeted By A Spacious Hallway That Leads To The Various Living Areas. The Property Boasts A Recently Fitted Full Alarm System, Ensuring Peace Of Mind For You And Your Loved Ones. The Kitchen Is Well-equipped, Providing A Functional Space For Culinary Pursuits.

The Enclosed South-facing Rear Garden Is A True Highlight, Featuring A Lush Lawn And A Patio Seating Area, Perfect For Enjoying Sunny Afternoons Or Hosting Gatherings With Friends And Family. The Garden Offers A Private Retreat, Ideal For Both Relaxation And Play.

Additionally, The Block-paved Driveway Provides Off-road Parking For Multiple Vehicles, A Valuable Asset In Today’s Busy World. This Property Combines Practicality With A Warm And Welcoming Atmosphere, Making It A Wonderful Place To Call Home.

With Its Excellent Location And Thoughtful Features, This Semi-detached House On Coniston Grove Is Not To Be Missed. Whether You Are Looking To Settle Down Or Invest, This Property Presents A Fantastic Opportunity In The Heart Of Middlesbrough.

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 Topsy 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.

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.

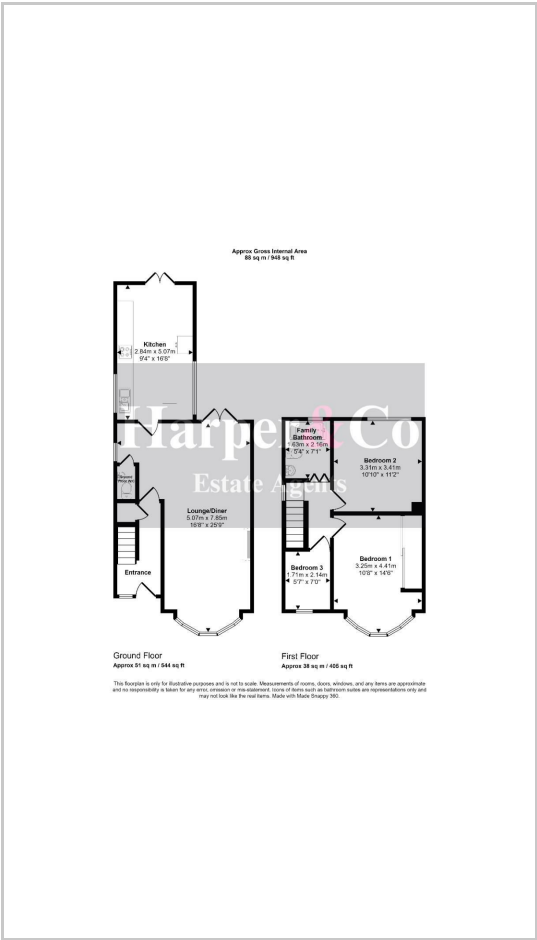
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling 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

