



## 61 Ashford Avenue

Acklam, Middlesbrough, TS5 4QL

**Offers in excess of £100,000**



This Delightful Property Boasts Three Well-Proportioned Bedrooms, Making It An Ideal Home For Families Or Those Seeking Extra Space. The Open Through Lounge/Dining Area Provides Ample Room For Relaxation And Entertaining, Ensuring That You Can Enjoy Both Comfort And Functionality.

One Of The Standout Features Of This Home Is The Large Private Garden, Perfect For Outdoor Activities, Gardening, Or Simply Unwinding In A Tranquil Setting. Additionally, The Property Benefits From Off-Road Parking, Offering Convenience And Peace Of Mind.

This Residence Is Ready For Immediate Occupation Or Rental, As It Comes With A Recently Installed Gas Combi Boiler (2024) And Valid Safety Certificates For Both Gas And Electrical Systems. This Means You Can Move In With Confidence, Knowing That The Essential Services Are Up To Date And Compliant With Safety Regulations.





Location

From The A19 Turn Onto Levick Crescent Then Turn Left Onto Downside Road, Follow The Road & Take Your Last Right.

- Sainsburys Local - 7 Minute Walk
- Montessori Pre-School Nursery - 9 Minute Walk
- Lingfield Primary School - 9 Minute Walk
- Acklam Grange School - 14 Minute Walk
- James Cook UNiversity Hospital - 10 Minute Drive

Distance Times As Suggested By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Fensa History: 06/12/2010 - 5 windows, 3 doors

- The Vendor Informs Us:
- Boiler Replaced In 2024
- Valid EICR Certificate
- Valid Gas Safe Certificate

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.

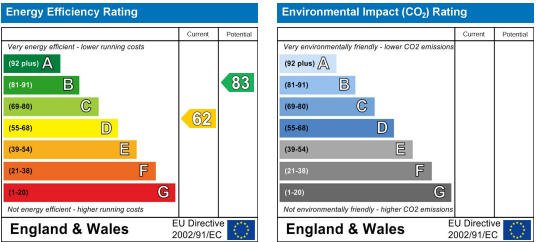
Area Map



Floor Plans



Energy Efficiency Graph



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