



23 Chalford Oaks

Acklam, Middlesbrough, TS5 8QF

Offers in the region of £230,000



This Exceptional Three Bedroom Family Home Has Undergone A Complete Back-To-Brick Refurbishment In 2022, Creating A Stunning, Turn-Key Property Finished To A High-End Specification Throughout. Occupying A Generous Plot With A Rear Garden Extending To Approximately 33 Metres, This Is A Rare Opportunity To Purchase A Home That Combines Style, Space And Substance In One Of Acklam's Most Desirable Locations.



Full Description

From The Moment You Arrive, The Property Makes A Lasting Impression With A Grey Gravel Driveway Providing Off Road Parking For Multiple Vehicles, A High Specification Composite Front Door, And Stylish External Brick Wall Lighting Enhancing The Front Elevation. A Detached Garage Provides Additional Storage Or Further Potential.

Internally, The Property Has Been Comprehensively Upgraded, Including A Full Electrical Rewire And Brand New Roof (2022), Offering Complete Peace Of Mind For The Next Owner.

The Accommodation Begins With A Bright And Welcoming Entrance Hallway, Leading Into A Stylish Lounge Featuring A Built-In Media Wall And Contemporary Panelling, Creating A Modern Yet Comfortable Living Space.

The Lounge Flows Into A Spacious Open Plan Dining Area, Perfect For Family Living And Entertaining.

To The Rear, The Wide Fitted Kitchen Has Been Designed With Both Style And Functionality In Mind, Featuring Fully Integrated And Concealed Appliances, Including A Dishwasher, Washing Machine And Fridge Freezer, Along With A Breakfast Bar Area For Casual Dining.

A Ground Floor WC Adds Further Convenience.

To The First Floor, A Stylish Landing With Carpet Runner And Glass Balustrade Leads To Three Well Appointed Bedrooms, Alongside A Luxury Black And White Themed Family Bathroom, Finished With Quality Fixtures And Fittings.

Externally, The Property Truly Excels. The Rear Garden Is Larger Than Average And Not Overlooked, Offering A High Degree Of Privacy. A Decked Seating Area Provides The Perfect Sun Trap, Complemented By Lawn Space Ideal For Families Or Entertaining.

Throughout The Ground Floor, Premium Tiled Flooring Enhances The High-End Finish, While The Overall Design And Presentation Make This Property Completely Ready To Move Into Without Any Work Required.

Located Within A Highly Sought After Area Of Acklam, Close To Excellent Schools, Amenities And Transport Links, This Property Represents A Rare Opportunity To Acquire A Fully Modernised Home Finished To An Exceptional Standard.

Location

Situated In The Highly Sought-After Acklam Area Of Middlesbrough, This Property Enjoys A Quiet And Well-Established Residential Setting. 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 Also Well Served By Local Schools, Making It A Popular Choice For Families. The Property 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.

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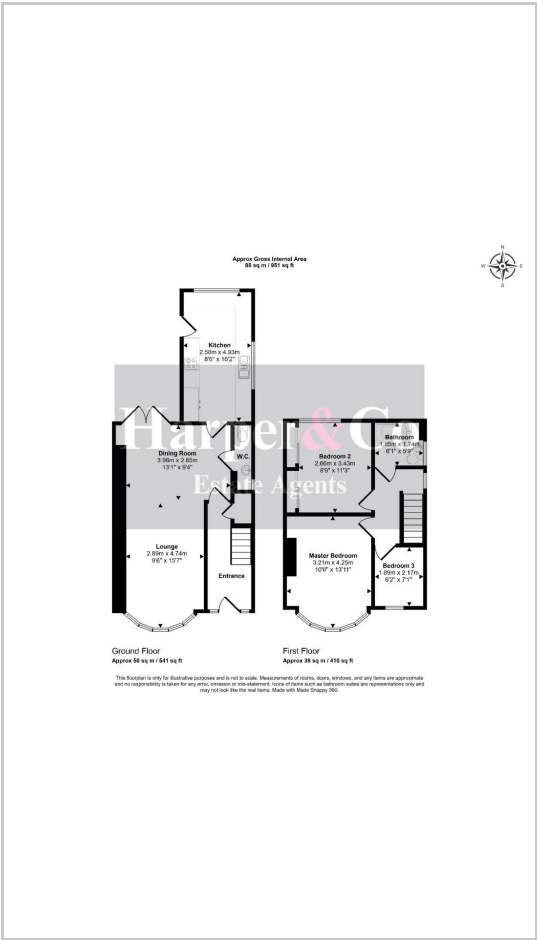
Money Laundering Notice

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

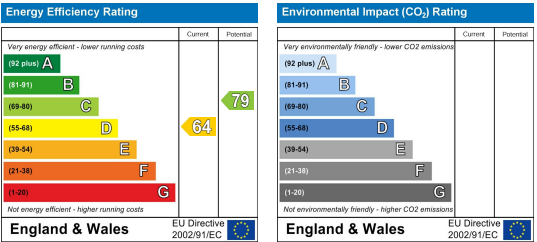
Area Map



Floor Plans



Energy Efficiency Graph



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