



20 Fane Grove

Acklam, Middlesbrough, TS5 7EE

£250,000



IMPRESSIVE 2,000+ SQ FT FAMILY HOME | FOUR BEDROOMS | NO ONWARD CHAIN | WEST-FACING GARDEN

A substantial and versatile four-bedroom family home offering over 2,000 sq ft of accommodation, positioned in a quiet residential setting within popular Acklam. Featuring a generous lounge, open-plan kitchen/diner, additional loft space, driveway, garage and a west-facing rear garden. Offered with NO ONWARD CHAIN and VACANT POSSESSION.



If space is high on your wish list, 20 Fane Grove is a home that really needs to be viewed to be appreciated.

Offering approximately 2,086 sq ft (194 sq m) of generous and flexible accommodation, this substantial four-bedroom family home provides plenty of room for growing families and those looking for a property they can make their own over time.

The accommodation begins with a spacious entrance hallway leading into a generous lounge, providing an excellent everyday family living space. At the heart of the home is the open-plan kitchen and dining area, offering plenty of room for family meals, entertaining and day-to-day living.

Upstairs are four bedrooms together with the family bathroom, while a fitted staircase provides access to additional converted loft space. This gives the property valuable extra flexibility and could make an ideal home-working area, hobby space, playroom or occasional room, depending on a buyer's requirements.

Outside, the property continues to impress. The west-facing rear garden provides lawn and seating areas and is particularly well positioned to enjoy the afternoon and evening sun. To the front is a driveway providing off-road parking, together with a garage offering useful storage and further potential, subject to any necessary consents.

The property offers an excellent opportunity for its next owner to update and personalise the accommodation to their own taste, while benefiting from the space and proportions already on offer.

Situated within a well-established part of Acklam, the property is conveniently placed for local schools, everyday amenities and transport connections.

Offered for sale with NO ONWARD CHAIN AND VACANT POSSESSION, early viewing is recommended to fully appreciate the size and potential of this impressive family home.

Location

Fane Grove is situated within the popular and well-established residential area of Acklam, offering a convenient setting for families and commuters alike.

A selection of local shops and everyday amenities can be found nearby, while Acklam Retail Park provides further shopping and food outlets. Middlesbrough town centre is also within easy reach for a wider range of retail, leisure and recreational facilities.

Families are well catered for with a choice of schools and green spaces within the surrounding area, while commuters benefit from convenient access to the A19 and A66, providing connections towards Stockton, Darlington and the wider Teesside area.

The property itself enjoys a quiet residential position with no through traffic, giving buyers the benefit of a more tucked-away setting while remaining well connected to the amenities of Acklam and Middlesbrough.

Note

Please Find The Attached Brochure With Material Information For Buyers.

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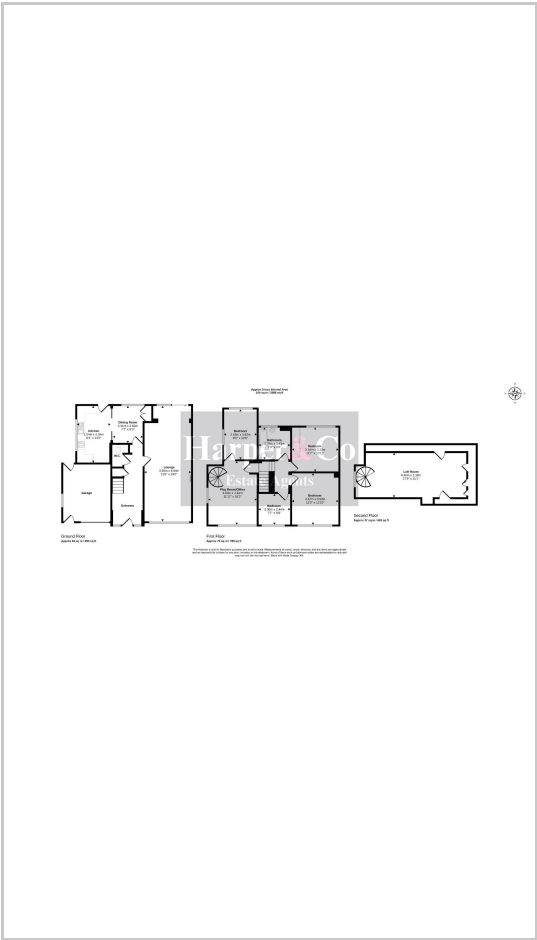
Money Laundering Notice

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

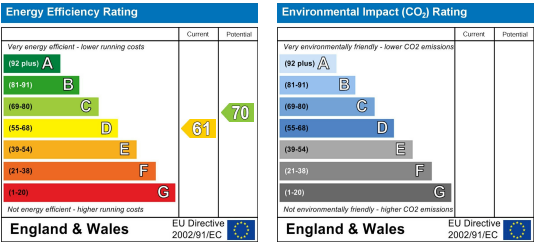
Area Map



Floor Plans



Energy Efficiency Graph



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