



## 49 Coniston Grove

Acklam, Middlesbrough, TS5 7DE

**£190,000**



For Sale – No Onward Chain & Vacant Possession

Immaculately Presented Home In A Sought-after Location

This Well-maintained Property Is Offered For Sale With No Onward Chain And Vacant Possession, Providing A Fantastic Opportunity For A Swift And Hassle-free Move. Situated In A Highly Sought-after Location, This Home Is Ready For The New Owner To Simply Unpack And Enjoy.





Full Description

Step Inside To Find A Spacious Entrance Hallway Leading To A Beautifully Presented Interior, Enhanced By Recently Fitted Fixtures And Fittings, Along With Brand New Carpets Throughout. The Ground Floor Benefits From An Essential W/C, Ideal For Family Living And Visiting Guests.

At The Heart Of The Home Is A Modern Fitted Kitchen Featuring Built In Appliances And French Doors Opening Directly Onto The Generous South-facing Rear Garden, Which Offers A Perfect Mix Of Lawn And Patio Seating – Ideal For Entertaining Or Relaxing In The Sun.

Upstairs, The Accommodation Includes A Fully Tiled Family Bathroom Fitted With A Sleek Three-piece White Suite.

Externally, The Home Continues To Impress With A Block-paved Driveway Providing Off-road Parking For Multiple Vehicles, A Detached Garage Offering Valuable Storage Or Exciting Conversion Potential (STPP), And A Private Enclosed Rear Garden That’s Both Spacious And Sunny.

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 Tippy Cow - 2 Minute Walk
- James Cook University Hospital - 8 Minute Drive

Distance Times Estimated Using Google Maps.

Note

Please Find Attached Brochure With Material Information For Buyers.

Disclaimer

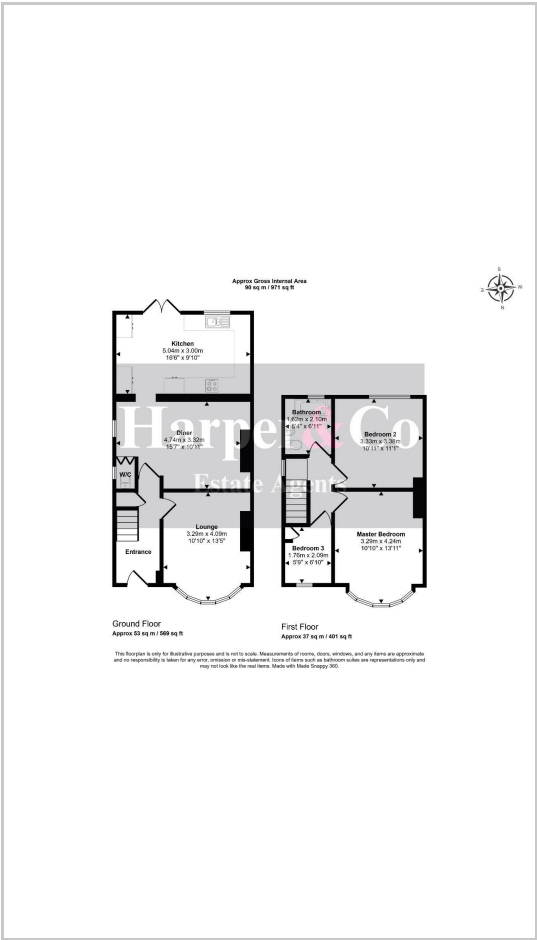
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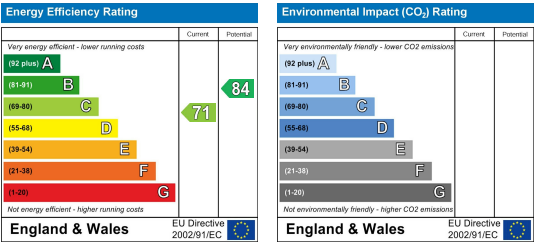
Area Map



Floor Plans



Energy Efficiency Graph



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