



61 Chalford Oaks

Acklam, Middlesbrough, TS5 8QG

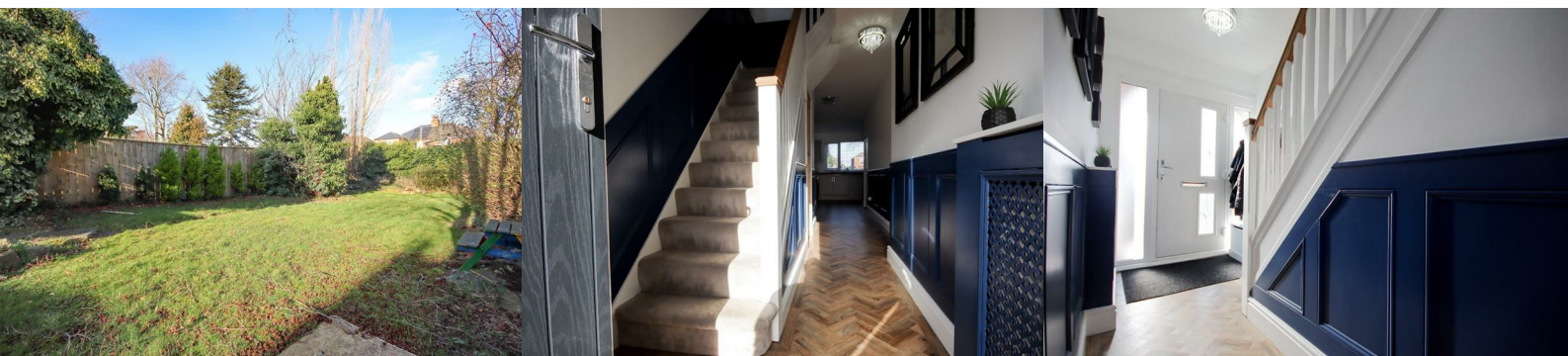
Offers in excess of £200,000



An Energy Efficient Home Rated B 85/92 - With Owned Outright Solar Panels. Featuring A Stunning Rear Aspect With 100ft Garden! This Stylish Home Has Been Tastefully Upgraded With Modern Decor Throughout. Envious Living Space Benefiting An Open Plan Kitchen/Diner That Flows Through To The Living Room. To The First Floor Are Three Bedrooms & A Generous Bathroom.

The Current Owner Is Re-Locating & Invites All Offers Between £200,000 And £210,000.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



Location

From Mandale Road Turn Onto Heythrop Drive, From Either End Chalford Oaks Would Be The First Turn In.

- Acklam Grange School - 13 Minute Walk/3 Minute Drive
- Acklam Whin Primary School - 25 Minute Walk/5 Minute Drive
- Outwood Academy Acklam - 26 Minute Walk/6 Minute Drive
- Marton Football Club - 13 Minute Walk/3 Minute Drive
- Coronation Inn/Pub - 6 Minute Walk
- James Cook University Hospital - 10 Minute Drive

Distance Times Estimated Using Google Maps.

Accommodation Comprises;

Entrance Hallway

Composite Entrance Door, Opening Through To The Lounge & Opening To The Dining Room, Radiator, Door Leading To The Under Stair Cloakroom W.C, Staircase Leading To The First Floor Landing.

Lounge

14'1" x 12'5" (4.31m x 3.81m)
Feature Media Wall, uPVC Double Glazed Bay Window, Radiator. Opening To The Dining Room.

Kitchen

18'3" x 17'11" (5.58m x 5.48m)
Fitted With A Good Range Of Wall, Base & Drawer Units, Work Surface Incorporating A Sink Unit With Mixer Tap, Space For A Fridge Freezer & Washing Machine, Radiator, Built-In Oven & Hob With Extractor Fan Above, Radiator, Breakfast Bar, uPVC Double Glazed Window & French Doors, Skylight Windows, Opening To The Dining Area.

Cloakroom W.C

Under Stair Storage Cupboard, A W.C & Wash Hand Basin Will Be Installed Prior To Completion Of A Sale.

Dining Area

15'7" x 11'4" (4.76m x 3.47m)
Feature Fireplace With Surround, Space For A Dining Table And Chairs, Radiator, Opening To The Living Room.

First Floor Landing

Open Spindle Balustrade With Oak Caps, Doors Leading To The Bedrooms & Family Bathroom.

Bedroom One

13'11" x 11'1" (4.26m x 3.40m)
uPVC Double Glazed Bay Window, Radiator.

Bedroom Two

13'3" x 10'11" (4.06m x 3.35m)
uPVC Double Glazed Window, Radiator.

Bedroom Three

7'8" x 6'11" (2.36m x 2.13m)
uPVC Double Glazed, Radiator.

Family Bathroom

6'9" x 9'3" (2.07m x 2.83m)
Fitted With A White Suite Comprising: Bath With Shower Over & Screen. Wash Hand Basin, W.C, Chrome Ladder Style Towel Radiator, uPVC Double Glazed Windows x2.

Energy Efficiency Rating; B

The Full Energy Efficiency Certificate Is Available On Request.

Solar Panels

Owned Outright.

Council Tax Band C

Council Tax Estimate £1,927

Disclaimer

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

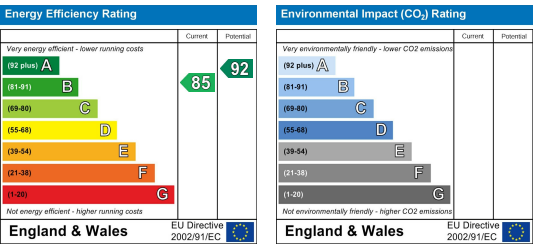
Area Map



Floor Plans



Energy Efficiency Graph



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