



## 25 Wroxton Close

Acklam, Middlesbrough, TS5 7AF

**Offers in the region of £150,000**



Spanning A Generous 1,166 sqft, Offered With No Onward Chain And Vacant Possession. An Attractive Semi Detached Home Located In A Peaceful Cul De Sac Within The Popular Acklam Area. The Property Benefits From An Open Plan Lounge / Diner, Ground Floor W.C, A Large Conservatory, South Facing Garden, Driveway Parking And A Detached Garage / Outbuilding / Workshop, Making It A Fantastic Opportunity For Buyers Seeking A Smooth And Straightforward Purchase.





Full Description

This Well Presented Two Bedroom Semi Detached House Is Situated Within A Quiet Cul De Sac In The Highly Sought After Area Of Acklam. Maintained To A High Standard Throughout, The Property Offers Spacious And Versatile Living Accommodation Including An Open Through Lounge/Diner And A Large Conservatory In Excellent Condition. Externally, The Home Benefits From A South Facing Garden, Driveway Parking, And A Detached Garage/Outbuilding With Power Supply, Making It Ideal For A Workshop Or Additional Storage. The Property Offers Excellent Potential And Is Perfect For First Time Buyers, Downsizers, Or Investors.

Location

Situated In The Popular And Well-Served Area Of Acklam, This Property Enjoys Excellent Local Amenities On Your Doorstep. A Range Of Everyday Shops Are Close By Including SPAR Acklam Road, Londis, Premier (Croft Shops), One Stop And Sainsbury’s Local, All Within Around A 5–10 Minute Walk For Convenient Grocery Shopping And Essentials. The Local Acklam Post Office Is Also A Short Walk Away, Making Everyday Errands Easy.

Families Will Appreciate The Proximity To A Selection Of Well-Regarded Schools Including Acklam Whin Primary School And Green Lane Primary Academy, Both Within Approximately A 10–12 Minute Walk, Along With Secondary Options Such As Acklam Grange School And Outwood Academy Acklam, Around A 12–15 Minute Walk From The Property.

Regular Bus Routes Are Available Along Nearby Main Roads Within A 3–5 Minute Walk, Providing Direct Links To Middlesbrough Town Centre And Surrounding Areas, While Middlesbrough Town Centre With Its Wider Range Of Shops And Facilities Is Approximately A 10 Minute Drive Or A Short Bus Ride Away

Note

Please Find The Attached Brochure With Material Information For Buyers.

360 Virtual Tour Available - Please Contact Us To Access This.

Fensa Certs Showing Online:  
28/05/2012 - 2 windows, 1 door  
06/12/2010 - 3 windows  
12/06/2006 - 1 window, 1 door

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.

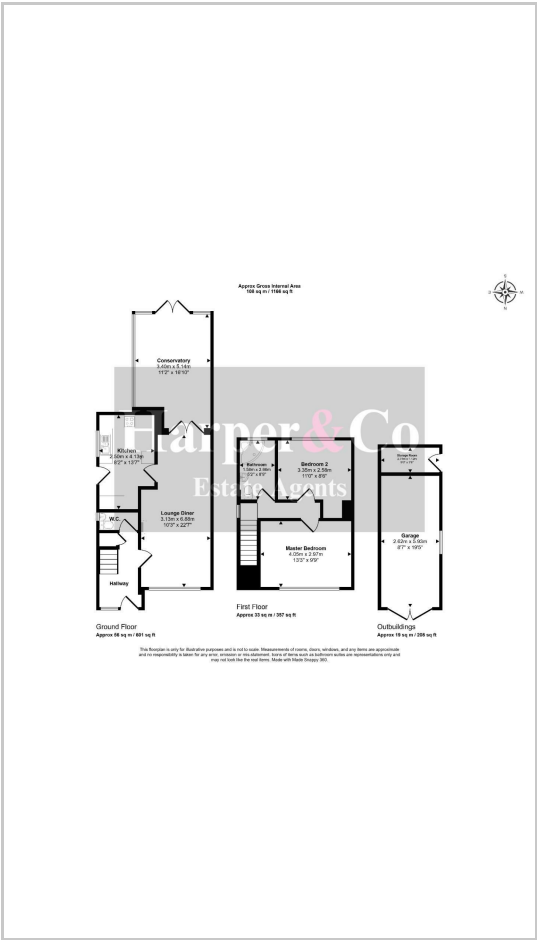
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling 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.

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Area Map



Floor Plans



Energy Efficiency Graph

