

Stanhope Grove

Acklam, Middlesbrough, TS5 7SG

For Sale With The Advantage Of No Onward Chain & Vacant Possession - FREEHOLD Tenure With Zero Ground Rent & Zero Service Charges. A First Floor/Top Floor Apartment, With Spacious Layout Including Two Bedrooms, Kitchen, Shower Room & Good Size Lounge/Diner.

Externally, The Property Benefits A Long Driveway & Detached Garage Providing Off-Road Parking. The Vendor Informs Us The Gas Combi Boiler In 2011 & Has Been Annually Serviced. The Energy Efficiency Rating Is: C - 70/77.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!

Offers in the region of £100,000



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- For Sale With The Advantage Of No Onward Chain & Vacant Possession
- Ideal First Purchase, Downsize Or Investment Opportunity With Potential Of £600pcm
- Spacious Landing Area, Open Lounge/Diner And Kitchen
- Recently Re-Fitted Shower Room With Walk-In Cubicle, White Basin & W.C
- Two Bedrooms With Fitted Wardrobes & Storage Cupboard
- Benefiting Boarded Loft Space Ideal For Extra Storage
- Enclosed Communal Gardens To The Front & Rear Aspect
- Long Driveway Providing Off Road Parking For Multiple Vehicles
- Single Detached Garage With Power Supply
- Currently Freehold Tenure With No Ground Rent & No Service Charges

Location:

Energy Efficiency Rating; C

Externally

Council Tax Band; A

Entrance Hallway

Disclaimer

First Floor Landing

Lounge

Kitchen

Bedroom One

Bedroom Two

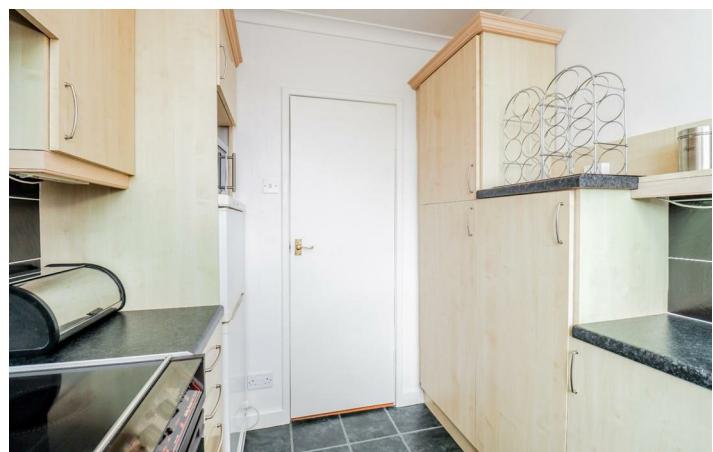
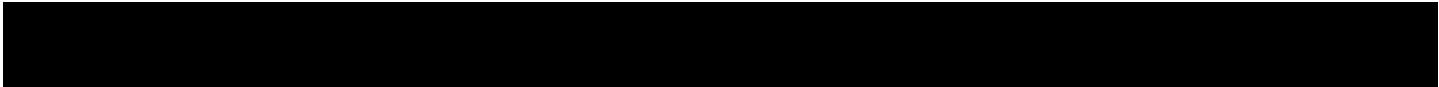
Shower Room

Loft Space:

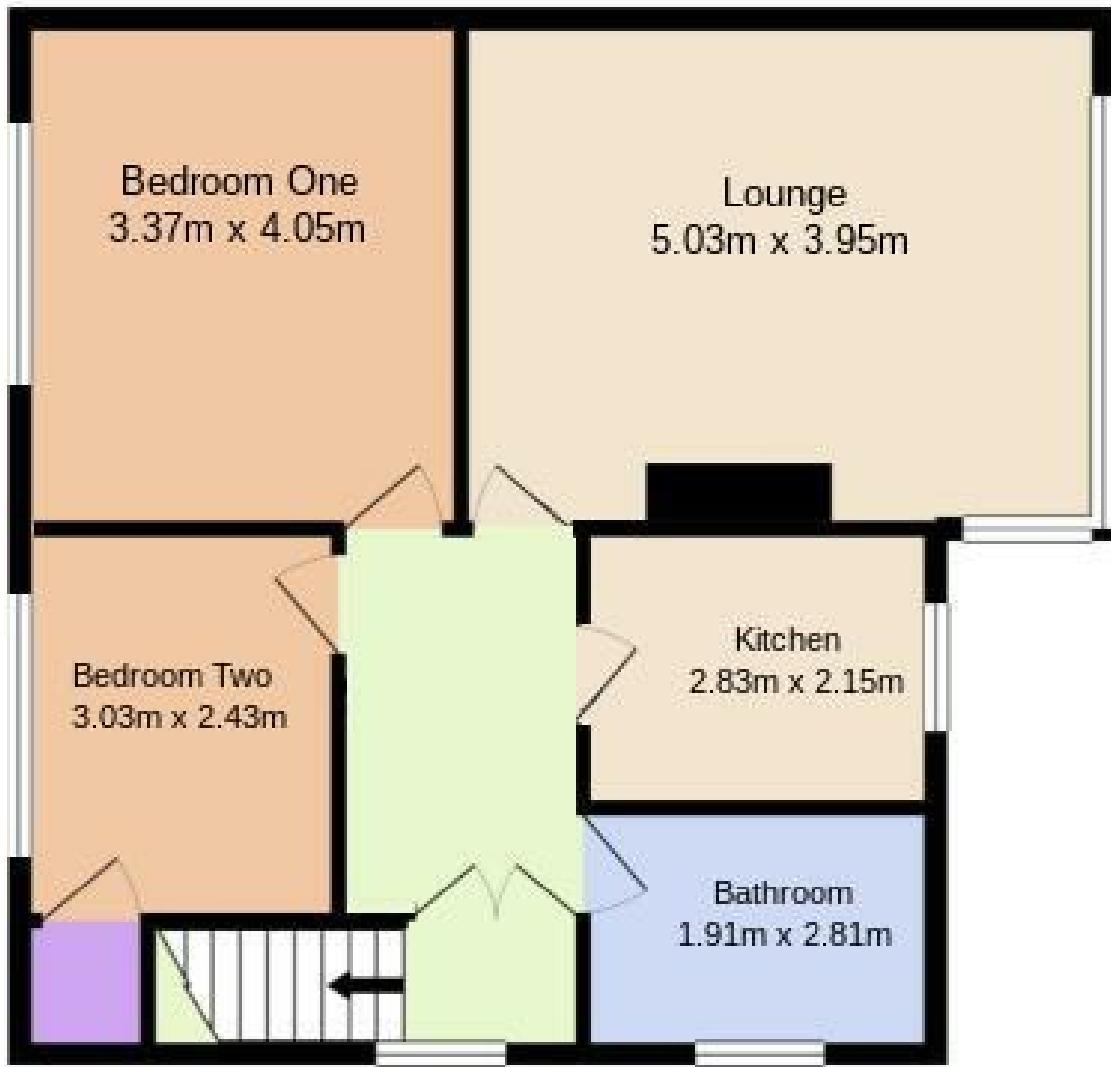
Detached Garage



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		70	77
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	