



## 25 Wroxton Close

Acklam, Middlesbrough, TS5 7AF

**Offers in excess of £160,000**



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

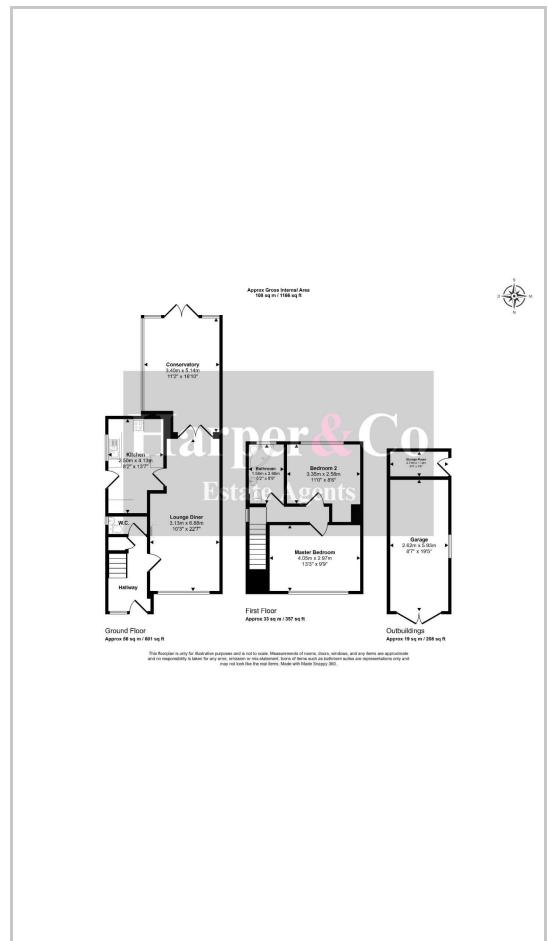
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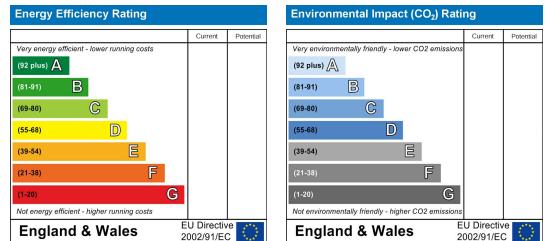
## Area Map



## Floor Plans



## Energy Efficiency Graph



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