



Plough Grange, TS5 8FQ
4 Bed - House - Detached
Offers Over £350,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: E



Plough Grange

Middlesbrough TS5 8FQ

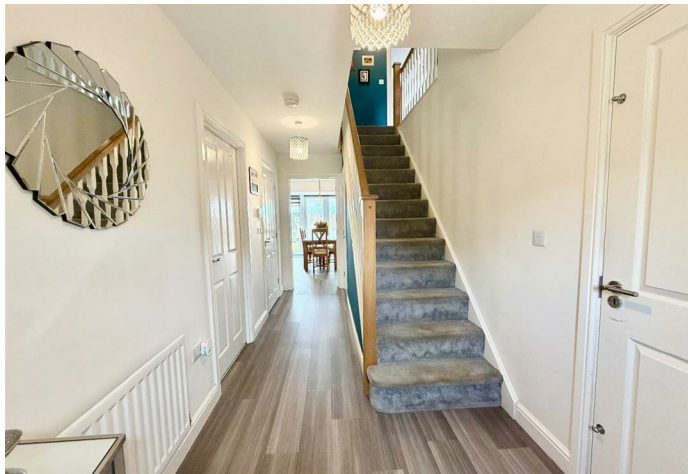
Nestled in the desirable area of Plough Grange, in Acklam, this splendid detached house offers practical living space, with four generous bedrooms, two en-suites and a master bathroom.

Upon entering, is the hallway, one spacious reception room, access to the garage which is currently used as a gym/utility space, an impressive open-plan kitchen diner is a highlight of the home, designed for modern living and perfect for family gatherings. Additionally, a utility room and a downstairs WC enhance the practicality of the layout.

The property boasts impressive views to the rear, allowing you to enjoy the beauty of the surroundings. The rear of the property is laid to lawn with paved and a decked area providing a low-maintenance garden.

For those with hobbies or requiring extra storage, the partitioned garage has access to from the house which is currently used as a utility/ gym area. To front quarter, has been thoughtfully converted into a workshop. The double-width driveway provides ample parking for multiple vehicles and a small lawn area.

Viewings come highly recommended to fully appreciate.















Ground Floor



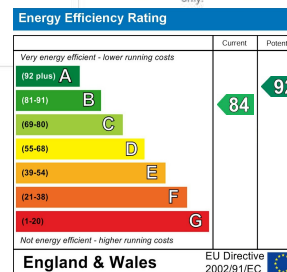
Floor 1



Approximate total area⁽¹⁾
1620 ft²
150.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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