



Sedgefield Road, Acklam, TS5 8JP
3 Bed - House - Semi-Detached
Asking Price £165,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold

An impressive three bedroom semi-detached property on Sedgefield Road in a popular and rarely available part of Acklam. With **EXTENDED ACCOMMODATION** and **TWO RECEPTION ROOMS**, the home would make an ideal purchase for family requirements. An internal viewing comes recommended, with a layout that briefly comprises: side entrance, generous front lounge, spacious dining room with stairs to the first floor and archway through to the kitchen extension which features units to base and wall level with free standing cooker and space for additional appliances. To the first floor are three bedrooms which are served by the family bathroom, incorporating a three piece white suite and chrome fittings. Externally, the property is set back with a low maintenance open plan front, whilst a block paved driveway to the side provides ample off street parking and leads to the larger than average garage. The fully enclosed rear garden has a north westerly aspect and should, again, prove to be low maintenance. This much loved family home has been freshly decorated, features new flooring to a number of rooms and further benefits from has gas central heating and uPVC double glazing. Sedgefield Road is located just off Earlsdon Avenue and within walking distance of Acklam Whin Primary School. Please contact Smith and Friends Middlesbrough to arrange a viewing.





GROUND FLOOR

ENTRANCE

Side access via uPVC double glazed entrance door with matching side screen.

FAMILY LOUNGE

14'05 x 14'03 (4.39m x 4.34m)

A generous family lounge with large uPVC double glazed window to the front aspect, newly fitted carpet, television point, convector radiator.

DINING ROOM

14'05 x 13'11 (4.39m x 4.24m)

A spacious dining room or second reception room which features stairs to the first floor with useful storage cupboard below, attractive wood flooring, spotlighting to ceiling, two convector radiators, door to the lounge and archway into the kitchen extension.

KITCHEN EXTENSION

12'08 x 8'00 (3.86m x 2.44m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer ceramic sink unit with chrome mixer tap, recess for free standing cooker (included), extractor hood over, tiled splashback, recess for washing machine, recess for fridge/freezer, four drawer base unit, shelving to corner units, glass fronted display cabinets, breakfast bar area, uPVC double glazed window to the rear, uPVC double glazed door to the rear, tiled flooring.

FIRST FLOOR

LANDING

Storage cupboard with gas central heating boiler, fitted carpet, hatch to loft space, access to:

BEDROOM ONE

14'05 x 9'06 (4.39m x 2.90m)

A generous master bedroom with large uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

BEDROOM TWO

8'03 x 7'09 (2.51m x 2.36m)

uPVC double glazed window to the rear aspect, newly fitted carpet, convector radiator.

BEDROOM THREE

10'10 x 5'11 extending to 8'02 (3.30m x 1.80m extending to 2.49m)

Built-in wardrobe, two uPVC double glazed windows, newly fitted carpet, convector radiator.

FAMILY BATHROOM/WC

8'08 x 5'01 (2.64m x 1.55m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and Mira Sport shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiled walls and flooring, inset spotlights to ceiling, uPVC double glazed window to the side aspect, convector radiator.

OUTSIDE

The property is set back from the road, with a low maintenance open plan lawned front garden. A generous block paved driveway to the side, provides ample off street parking and leads to the garage. The fully enclosed rear garden offers security and enjoys a north westerly aspect with lawn and fenced boundaries.

LARGER THAN AVERAGE GARAGE

19'06 x 9'06 (5.94m x 2.90m)

Accessed via up and over door to the front, personal door from the rear garden, window to the rear aspect.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Sedgefield Road
Approximate Gross Internal Area
1157 sq ft - 107 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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