



## Lord Close, Acklam, Middlesbrough, TS5 8FF

Located on the popular Stainsby Hall Farm development, this excellent three bedroom home was built in 2017 by Bellway to their Sandhurst design and still with the remainder of an NHBC warranty. It offers stylish accommodation with a great layout. On the ground floor there is an entrance hall with storage cupboard, cloaks/WC, a spacious lounge and an appealing open-plan kitchen/dining room fitted with contemporary units/integrated appliances and double doors out to the rear garden. At upper level you will find a landing with storage cupboard, three double bedrooms, an en-suite with large shower cubicle and the main family bathroom. Gas central heating is fitted and windows are double glazed.

Externally this family home features a larger than average side/rear garden, with lawned area and two paved patio areas. A two car drive leads to the garage.

Stainsby Hall Farm is a popular modern development and within easy reach of good schooling and particularly well placed for excellent transport links, with easy access to the A174 and A19.

**£229,000**



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HALL

CLOAKROOM/WC

LOUNGE

14'4" x 10'3" (4.37m x 3.12m)

DINING ROOM

10'4" x 9'5" (3.15m x 2.87m)

KITCHEN

9'10" x 9'1" (3.00m x 2.77m)

LANDING

BEDROOM ONE

10'5" x 8'11" (3.18m x 2.72m)

ENSUITE

7'4" x 4'8" (2.24m x 1.42m)

BEDROOM TWO

10'5" x 7'2" (3.18m x 2.18m)

BEDROOM THREE

9'11" x 8'5" (3.02m x 2.57m)

BATHROOM

8'5" x 4'10" (2.57m x 1.47m)

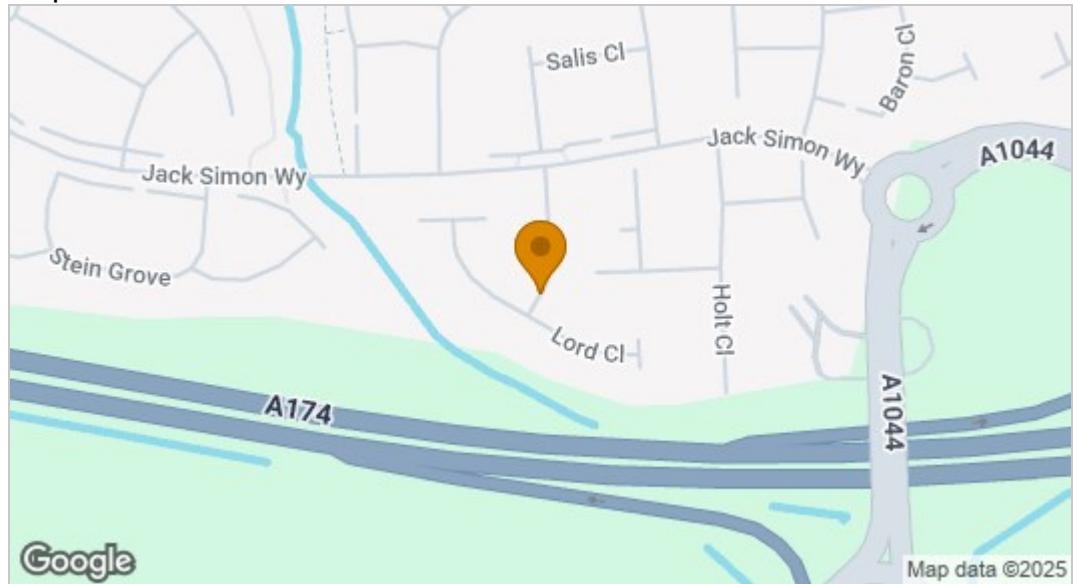
## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





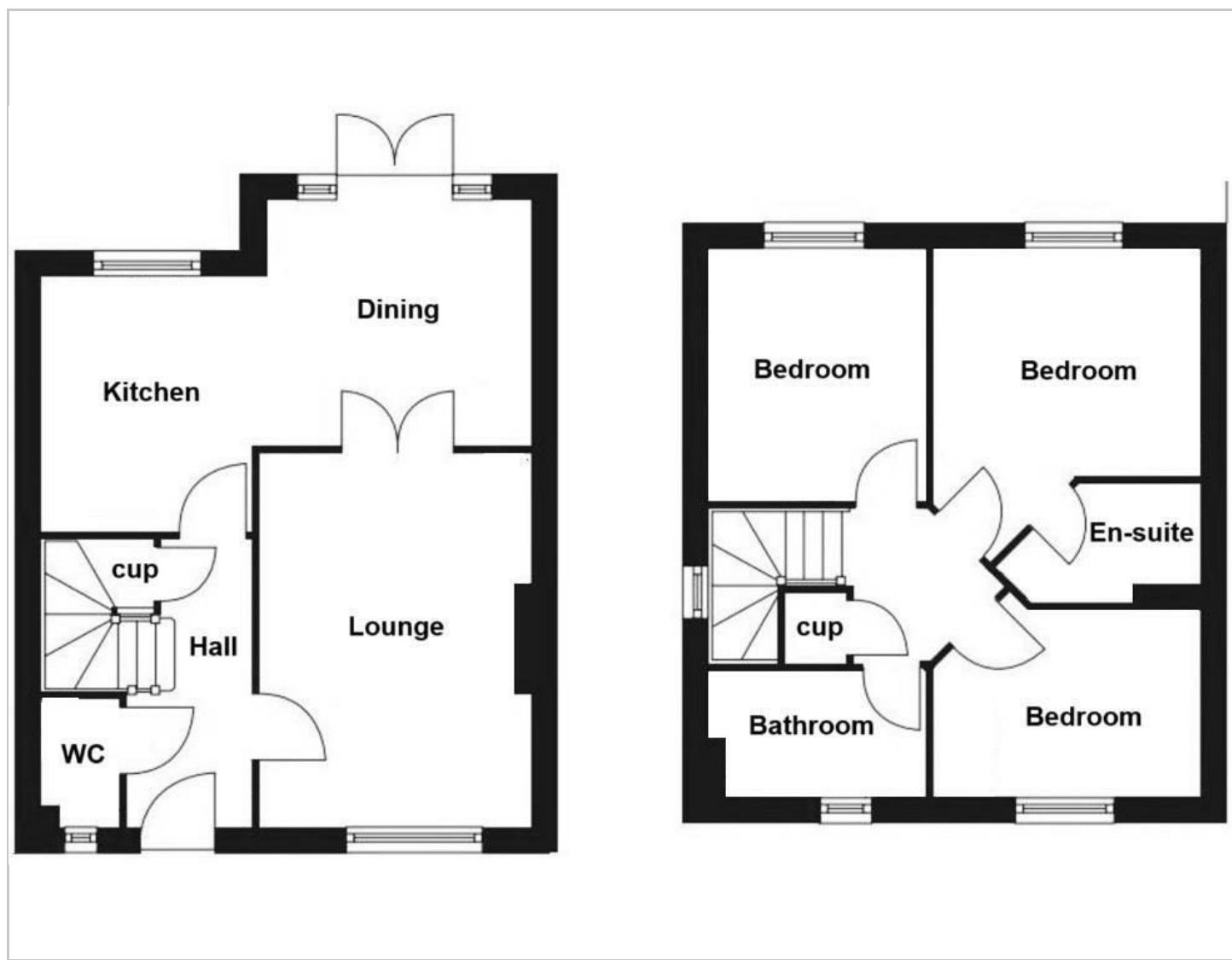
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	95	
(81-91)	B	82	
(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	

## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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.