

BRIGHTON CLOSE, THORNABY, STOCKTON-ON-TEES, TS17 0BJ



- ▲ Excellently Positioned Three Bedroom Semi Detached House
- ▲ Cul-De-Sac Position Located Just Off Thornaby Green
- ▲ Concrete Pattered Driveway & 19ft Detached Garage

- ▲ Lounge, Dining Room & Kitchen
- ▲ Well Presented Front & Rear Gardens
- ▲ Bathroom with Modern Three Piece Suite
- ▲ New Roof Fitted June 2025

£220,000

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Location, Location, Location! Positioned in a cul-de-sac off the popular location of Thornaby Green.

This impressive semi-detached offers great family sized living space with three bedrooms, two reception rooms and 19ft detached garage.

The home comprises entrance hall, downstairs WC, front lounge, dining room, kitchen and conservatory on the ground floor. The first floor has landing, two double bedrooms, roomy single and family bathroom with modern white suite. Outside there is parking on the concrete patterned driveway, gardens to the front and rear and detached garage.

Other features include gas central heating with combi boiler, UPVC double glazing and new roof fitted in June 2025.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with staircase to the first floor, radiator and woodgrain effect laminate flooring.

GROUND FLOOR WC - Fitted with a white two-piece suite comprising wash hand basin in vanity unit with tiled splashback and dual flush WC. Woodgrain effect laminate flooring.

FRONT LOUNGE - 4.2m x 3.84m (13'9" x 12'7")
With woodgrain effect laminate flooring, radiator and living flame gas fire in feature surround with marble hearth.

DINING ROOM - 3.33m x 2.92m (10'11" x 9'7")
With woodgrain effect laminate flooring and radiator.

KITCHEN - 3.53m x 2.7m (11'7" x 8'10")
Fitted with a range of modern wall, drawer, and floor units with complementary work surface, four ring gas hob with subway tiled splashback, integrated electric oven, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dryer, and tiled flooring.

CONSERVATORY - 2.8m x 2.95m (9'2" x 9'8")
With woodgrain effect laminate flooring and UPVC double glazed doors to the rear garden.

TO VIEW: Tel: **01642 763636**

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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FIRST FLOOR

LANDING - With storage cupboard and access to the loft.

BEDROOM ONE - 4.37m (14'4") (max) x 3.86m (12'8") (max)
With radiator.

BEDROOM TWO - 3.86m (12'8") (max) x 3.1m (10'2") (max)
With radiator.

BEDROOM THREE - 2.8m x 2.46m (9'2" x 8'1")
With radiator.

BATHROOM - Fitted with a white modern three-piece suite comprising panelled bath with shower over, tiled splashback and glass shower screen, wash hand basin and dual flush WC. Chrome towel rail and woodgrain effect laminate flooring.

EXTERNALLY

GARDENS & PARKING - To the front there a lawned garden and there is parking on a concrete driveway with 6ft gates opening to the rear garden with generous flagstone patio area, lawn and garage.

GARAGE - 5.8m x 2.54m (19' x 8'4")
With up and over door, power supply, light and side access door.

AGENTS REF: - MH/LS/BIL260222/26052026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on
Tel: 01642 763636

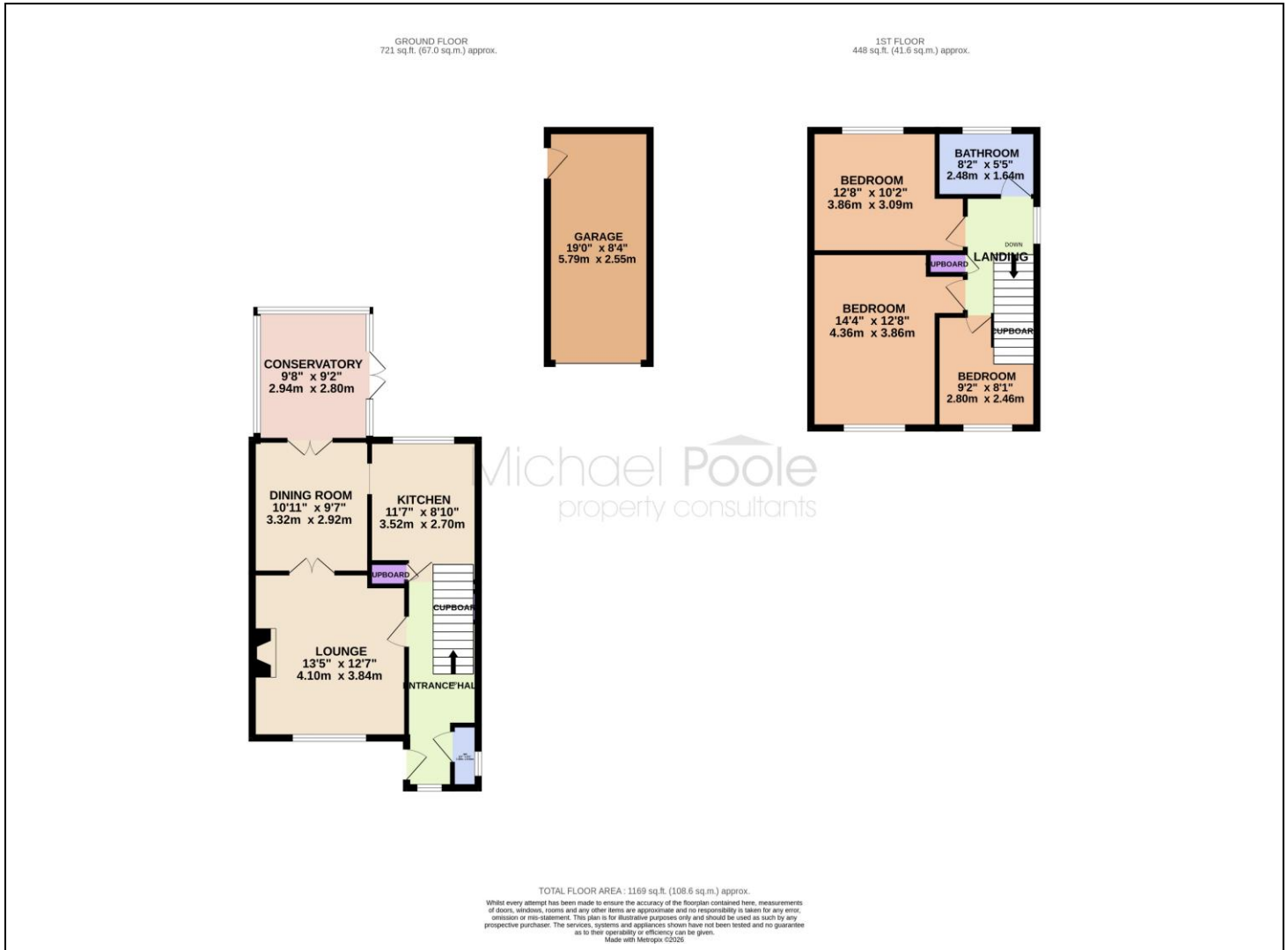


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