

# CASTLETON WALK, THORNABY, STOCKTON-ON-TEES, TS17 0EN



- ▲ NO CHAIN
- ▲ Moore & Cartwright Built Semi Detached
- ▲ SOUTHERLY FACING Rear Garden
- ▲ Extended to Create Fantastic Sized Living Space
- ▲ 25ft Lounge/Diner, Conservatory & Kitchen/Diner
- ▲ Professionally Converted Garage into a Cinema Room/Office
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing
- ▲ Three Bedrooms with Built-In Wardrobes
- ▲ Planning Permission to Extend to the Rear Elevation (Plans Available to View Upon Request)

**Offers in the region of £190,000**

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\*\*\* No Chain \*\*\*

This larger style Moore & Cartwright built semi-detached house has a SOUTHERLY facing rear garden and has been extended to create some excellent internal living space.

The home features entrance hall, 25ft lounge/diner and extended kitchen/diner on the ground floor. The first floor has two double bedrooms with built in wardrobes, roomy single and bathroom. The garage has been professionally converted to create some extra living space and has been used as an office/cinema room.

Other features include gas central heating with combi boiler, UPVC double glazing and the loft has been boarded with drop down ladder.

## **GROUND FLOOR**

### **ENTRANCE HALL**

With UPVC double glazed entrance door to a spacious entrance hall with staircase to the first floor and radiator.

**LOUNGE/DINER - 7.85m x 3.6m (max) (25'9" x 11'10" (max))**  
With two radiators, living flame electric fire with marble surround and hearth and double glazed sliding door to ...

**CONSERVATORY - 3.12m x 3m (10'3" x 9'10")**  
With UPVC double glazed French doors opening to the south facing rear garden.

**KITCHEN/DINER - 5.08m (16'8") reducing to 1.98m (6'6") x 7.85m (25'9") reducing to 2.57m (8'5")**  
Fitted with a range of wall, drawer, and floor units with complementary work surface and breakfast bar, four ring gas hob with tiled splashback and black electric extractor fan over, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dryer, space for fridge freezer, Ideal Logic combination boiler, Karndean flooring and UPVC double glazed door to the south facing 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 boarded loft with sturdy dropdown ladder.

### **BEDROOM ONE - 4.47m (14'8") x 3.8m (12'6") into wardrobes (max)**

With radiator and built-in fitted wardrobes.

### **BEDROOM TWO - 3.8m (12'6") into recess x 3.4m (11'2") into wardrobes**

With radiator and built-in fitted wardrobes with mirror sliding door.

### **BEDROOM THREE - 2.67m (8'9") x 2.24m (7'4") including bulkhead**

With radiator and over stairs storage cupboard.

### **BATHROOM**

Fitted with a white three-piece suite comprising panelled bath with shower over and mixer tap, wash hand basin, dual flush WC, fully tiled walls, vinyl flooring and radiator.

## **EXTERNALLY**

### **GARDENS**

The front of the property is pedestrianised with a gravelled front garden and brick boundary wall with gated access. To the rear there is an enclosed garden with lawn, flagstone patio area and pathways, timber shed and gated access to the rear.

### **CONVERTED GARAGE - 5.26m x 3.12m (17'3" x 10'3")**

Professionally converted cinema room/office with woodgrain effect laminate flooring, electric radiator, two composite doors and LED downlights.

**AGENTS NOTE:** - There is planning permission to fully extend to the rear of the property - plans available to view upon request.

**AGENTS REF:** - MH/LS/ING220273/02022026

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

**TO VIEW:** Contact our Ingleby Barwick office on

Tel: **01642 763636**



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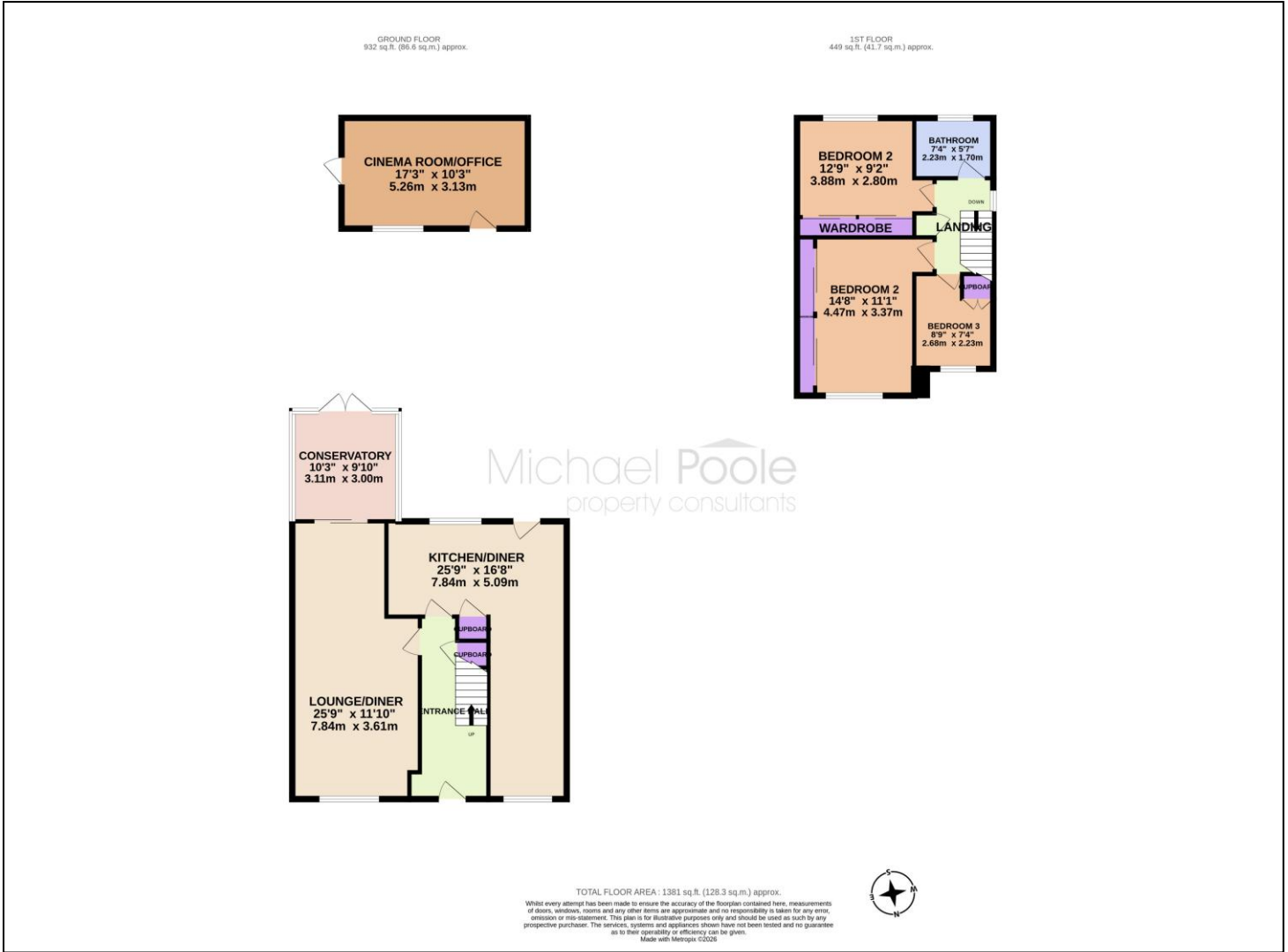


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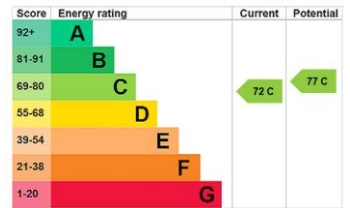
A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads "Michael Poole property consultants". The storefront is illuminated, and the windows display various property listings and signs for the company.

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