

HOLYROOD CLOSE, THORNABY, STOCKTON-ON-TEES, TS17 7JX



- ▲ Fabulous Three Bedroom Mid Terraced Property
- ▲ Westerly Facing Front Garden & Rear Garden with Summerhouse
- ▲ Well Presented Throughout

- ▲ Modern Kitchen & Bathroom with Four Piece Suite
- ▲ Gas Central Heating with Combi
- ▲ UPVC Double Glazing

£130,000

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This mid terraced property comes to the market in ready to move in condition and would make an ideal first time buyer property or ready to go in rental.

The well-presented property comprises entrance hall, downstairs WC, generous lounge, kitchen with a range of modern high gloss units and porch to the front. The first floor has landing, two double bedrooms, single bedroom and bathroom with white four-piece suite. Outside there is pedestrianised access to the front and rear gardens, the front having a westerly facing aspect.

Other features include gas central heating with combi boiler, UPVC double glazing and large summerhouse.

GROUND FLOOR

ENTRANCE HALL - UPVC double glazed entrance door with glass inlay and staircase to the first floor.

GROUND FLOOR WC - Fitted with a white two-piece suite comprising wash hand basin, dual flush WC, part tiled walls and woodgrain effect vinyl flooring.

LOUNGE - 5.44m x 4.93m (max) (17'10" x 16'2" (max))

With two radiators, living flame electric fire in feature surround and UPVC French doors open to the rear garden.

KITCHEN - 5.66m (18'7") (max) x 3m (9'10") (max)

Fitted with a range of white high gloss wall, drawer, and floor units with complementary work surface, four ring ceramic hob with subway splashback and brushed steel electric extractor fan over, plumbing for washing machine, tile effect vinyl flooring, LED downlights and UPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 4.88m x 3.05m (max) (16' x 10' (max))

With radiator and built-in fitted wardrobe.

BEDROOM TWO - 3.89m x 2.82m (12'9" x 9'3")

With radiator.

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BEDROOM THREE - 2.62m x 3.02m (max) (8'7" x 9'11" (max))

With radiator and built-in fitted wardrobe.

BATHROOM - Fitted with a modern white four-piece suite comprising panelled bath with mixer tap, wash hand basin with mixer tap, shower cubicle with glass shower screen and tile effect vinyl flooring.

EXTERNALLY

GARDENS - The front of the property is pedestrianised and features a front garden with a westerly facing aspect, lawn, raised timber decked area and a block paved path leads to the entrance door. To the rear there is a gated access leading to the rear garden with astro turf lawn, large summerhouse, outside tap, concrete patio area and a block paved pathway.

AGENTS REF: - MH/LS/ING250452/29092025

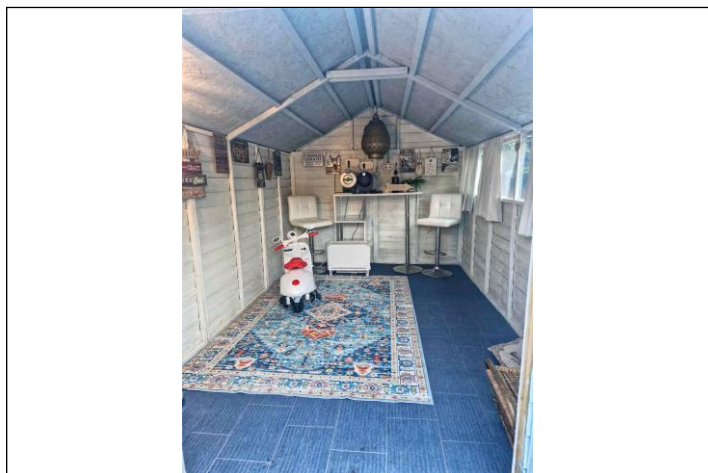
Council Tax Band: A **Tenure:** Freehold

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Tel: 01642 763636



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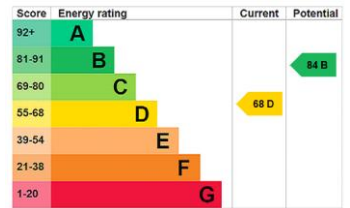
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.

TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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