

TOPCLIFFE ROAD, THORNABY, TS17 9QL



- ▲ A Very Impressive Three Bedroom Semi-Detached House
- ▲ Nicely Positioned Within the Popular Stainsby Hill Development in Thornaby
- ▲ Extensive Through Lounge/Dining Room with Log Burning Stove
- ▲ Extended Kitchen/Breakfast Room with a Good Range of Fitted Units
- ▲ Private Rear Garden Not Directly Overlooked to the Rear
- ▲ Three Generous First Floor Bedrooms
- ▲ Spacious Bathroom with White Four Piece Suite
- ▲ Gas Central Heating System & Double Glazing
- ▲ Double Width Driveway Leading to The Single Garage

£165,000

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A superb extended semi-detached property offering family friendly living space with three bedrooms and a westerly facing rear garden that is not directly overlooked to the rear.

The well-presented interior comprises porch, through lounge/diner with log burning stove and extended kitchen/breakfast room with modern units and built-in appliances. The first floor has landing, two double bedrooms, roomy single and bathroom with four-piece suite.

Other features include off street parking on the double width driveway, garage, gas central heating and UPVC double glazing.

GROUND FLOOR

ENTRANCE PORCH - Composite entrance door with glass inlay.

LOUNGE/DINER - 7.1m x 3.35m (max) (23'4" x 11' (max))

With wood entrance door with glass inlay, two radiators, log burning stove with oak beam above, access to the staircase to the first floor and UPVC double glazed door opens to the westerly facing rear garden.

KITCHEN/DINER - 5.4m x 3.02m (17'9" x 9'11")

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary solid wood work surface, four ring ceramic hob with brushed steel splashback and brushed steel electric extractor fan over, integrated electric oven, integrated dishwasher, washing machine, fridge and freezer, Belfast sink with mixer tap, woodgrain effect laminate flooring, LED downlights and UPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 3.23m (10'7") into wardrobes x 3.63m (11'11")

With radiator and built-in fitted wardrobes.

BEDROOM TWO - 3.23m x 3.48m (10'7" x 11'5")

With radiator and built-in fitted wardrobes.

BEDROOM THREE - 2.54m x 2.6m (8'4" x 8'6")

With radiator.

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

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

EXTERNALLY

To the front there is a double width flagstone driveway with bush border leading to an integrated garage with up and over door, power supply and light. Side gated access leads to the westerly facing rear garden with flagstone pathway, timber decked area, timber shed, lawn, wood storage and the garden is not directly overlooked to the rear.

AGENTS NOTE:

New carpet fitted to bedroom one, stairs and landing February 2026.

New lino fitted in bathroom February 2026.

Bedroom one painted February 2026.

Ceilings plastered in January 2026

Windows replace end of December 2025.

AGENTS REF: - MH/LS/ING250491/17102025

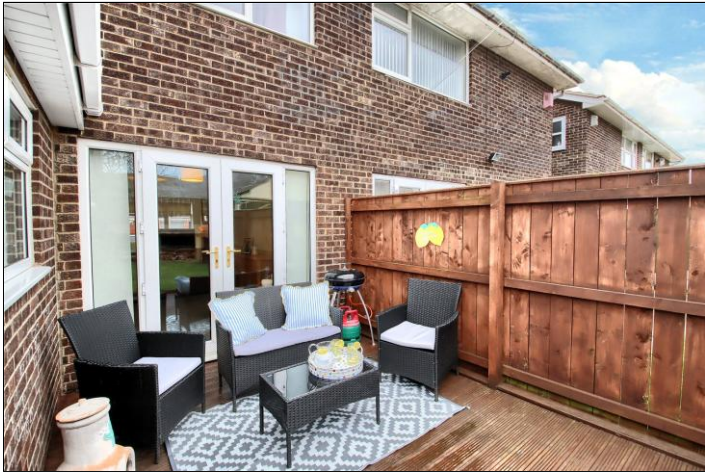
Council Tax Band: C **Tenure:** Freehold

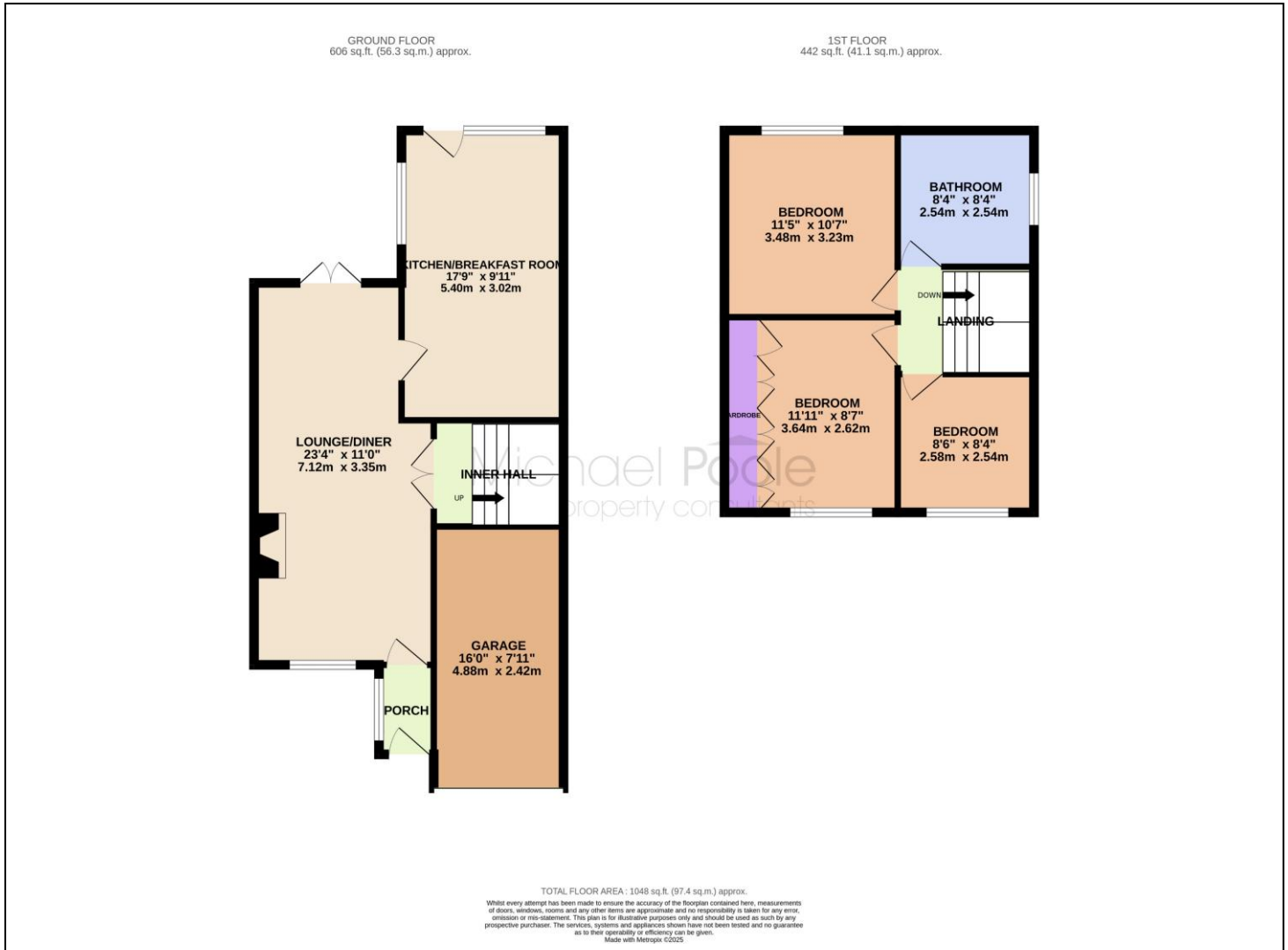
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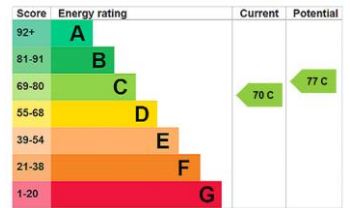


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