

CASSON GARDENS, THORNABY, STOCKTON-ON-TEES, TS17 0FU



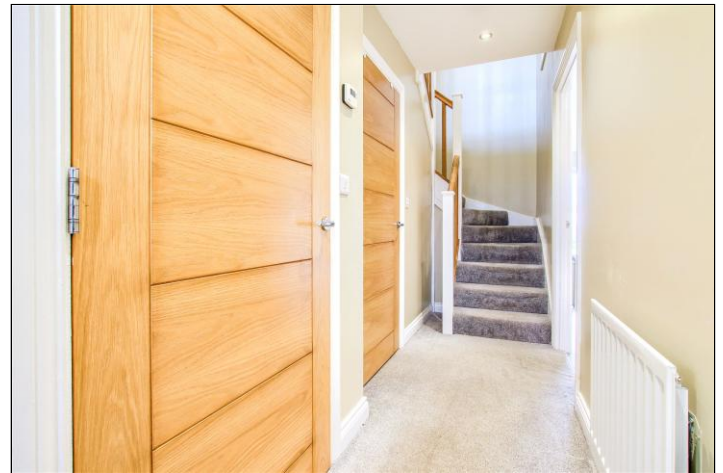
- ▲ Offered to the Market with a Chain Free Sale
- ▲ Mandale Homes Built 'The Pecan' Design
- ▲ Three Bedrooms & Two Modern Bath/ Shower Rooms
- ▲ Generous Rear Garden with a Couple of Well Placed Patios

- ▲ Open Plan Modern Kitchen/Dining/Living Area
- ▲ Bi-Folding Doors
- ▲ Off Street Parking on the Driveway
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing

£180,000

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Offered to the market with a chain free sale, this Mandale Homes built 'The Pecan' design modern three-bedroom/two bath/shower semi is perfect if you are looking for a ready to move in property that has modern living in mind.

Set at the bottom of a cul-de-sac, it features a simple chain free sale, gas central heating with combi boiler, oak internal doors, UPVC double glazing and driveway.

The property comprises entrance hall with storage, cloakroom/WC and open plan kitchen/dining/living area with bi-folding doors. The first floor has a large landing, two double bedrooms (bedroom one with fabulous en-suite), single bedroom and modern bathroom.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass inlay, radiator, alarm system control, LED downlight, thermostat heating control, storage cupboard and staircase to the first floor.

GROUND FLOOR WC

Fitted with a white two-piece suite comprising wash hand basin with mixer tap and tiled splashback, dual flush WC, chrome towel rail, electric extractor fan and woodgrain effect laminate flooring.

OPEN PLAN LIVING/KITCHEN/DINING AREA - 5.26m (17'3") x 3.2m (10'6") in the dining area

Fitted with a range of high gloss wall, drawer, and floor units with complementary wood effect work surface, four ring gas hob with glass splashback and brushed steel electric extractor fan over, integrated electric oven, integrated dishwasher and fridge freezer, plumbing for washing machine, LED downlights, wall mounted combination boiler, stainless steel sink with extendable hose tap, woodgrain effect laminate flooring and radiator.

LIVING AREA - 5.36m x 2.6m (17'7" x 8'6")

With built-in media wall, radiator and bi-folding doors opening 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 access to the loft.

BEDROOM ONE - 3.96m (13') (max) x 3.25m (10'8") (max)

With radiator.

EN-SUITE

Fitted with a modern three-piece suite comprising corner shower cubicle with waterfall showerhead, shower attachment and glass sliding doors, vanity unit with wash hand basin and mixer tap, dual flush WC, chrome towel rail, electric shaver point, part porcelain tiled walls and porcelain tiled floor.

BEDROOM TWO - 3.2m x 2.5m (10'6" x 8'2")

With radiator.

BEDROOM THREE - 2.7m x 2m (8'10" x 6'7")

With radiator.

FAMILY BATHROOM

Fitted with a modern three-piece suite comprising panelled bath with shower over and glass shower screen, vanity unit with wash hand basin and mixer tap, dual flush WC, electric shaver point, chrome towel rail, porcelain tiled walls and floor and electric extractor fan.

EXTERNALLY

PARKING & GARDENS

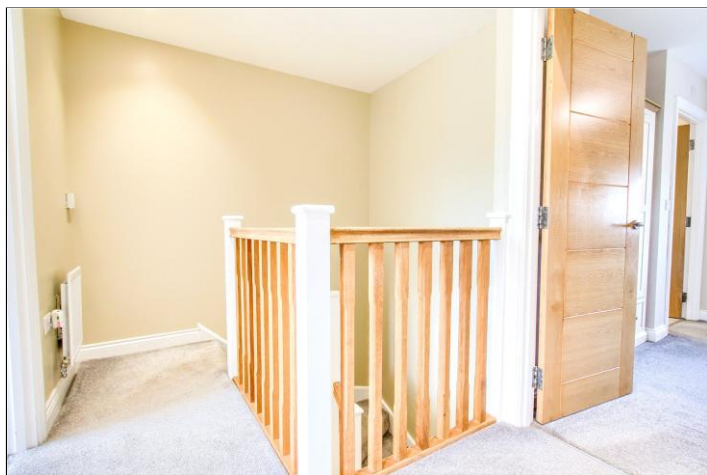
To the front there is a double width Herringbone block paved driveway, small lawned garden and flagstone pathway with gated access to the rear garden with flagstone patio area, lawn and timber shed.

AGENTS REF: - MH/LS/ING260071/19032026

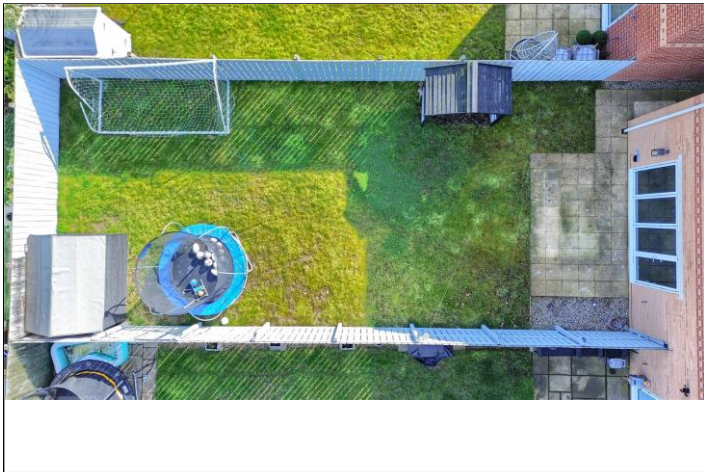
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**

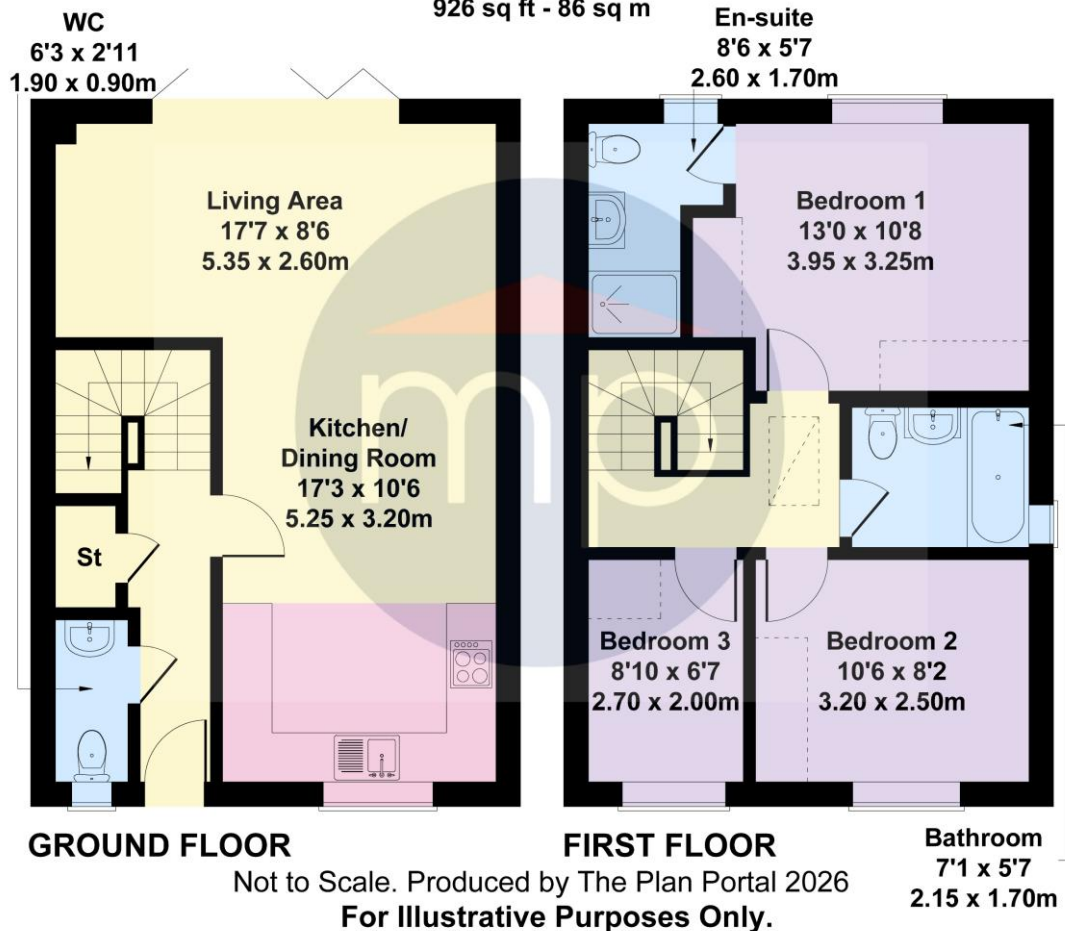


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Casson Gardens

Approximate Gross Internal Area
926 sq ft - 86 sq m



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