

# MIDDLETON AVENUE, THORNABY, STOCKTON-ON-TEES, TS17 0HG



- ▲ Over 55s Property Scheme
- ▲ One Bedroom Mid Terrace Bungalow
- ▲ In Need of Modernisation

- ▲ Service Charge £376.32 Per Annum
- ▲ Lounge, Kitchen & Wet Room
- ▲ Offered to the Market with a CHAIN FREE Sale

**£80,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



This one bedroom mid terrace bungalow is offered on the Over 55 scheme and is offered to the market with a CHAIN FREE sale.

The property comprises entrance hall, wet room, two large storage cupboards, rear bedroom, lounge/diner and kitchen. Outside there is a rear garden.

Other features include central heating and UPVC double glazing.

There is a service charge payable on this property and the amount for the coming financial year will be £31.24 per month (£376.32 Per annum).

#### **GROUND FLOOR**

**ENTRANCE HALL** - Wooden entrance door with glass inlay to a spacious entrance hall with two large storage cupboards.

**SHOWER ROOM** - Fitted with a three-piece suite comprising electric walk-in shower, wash hand basin, WC, part tiled walls and vinyl flooring.

**BEDROOM - 3.78m x 2.87m (12'5" x 9'5")**

With radiator.

**LOUNGE DINER - 4.6m x 3.89m (15'1" x 12'9")**

With radiator, wall mounted electric living flame fire and UPVC double glazed door to the rear garden.

**KITCHEN - 3.66m x 1.96m (12' x 6'5")**

Fitted with a range pine wall, drawer, and floor units with complementary work surface, four ring electric hob with tiled splashback and electric extractor fan over, stainless steel sink with drainer, part tiled walls, radiator, vinyl flooring and storage cupboard.

#### **EXTERNALLY**

**GARDENS** - The front of the property is pedestrianised and there is a flagstone pathway and gravelled garden. To the rear there is an enclosed garden with astro turf, gravelled area and mature hedge borders.

**AGENTS NOTE:** - There is a service charge payable on this property and the amount for the coming financial year will be £31.24 per month (£376.32 Per annum).

**TO VIEW:** Tel: 01642 763636

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



MIDDLETON AVENUE, TS17 0HG



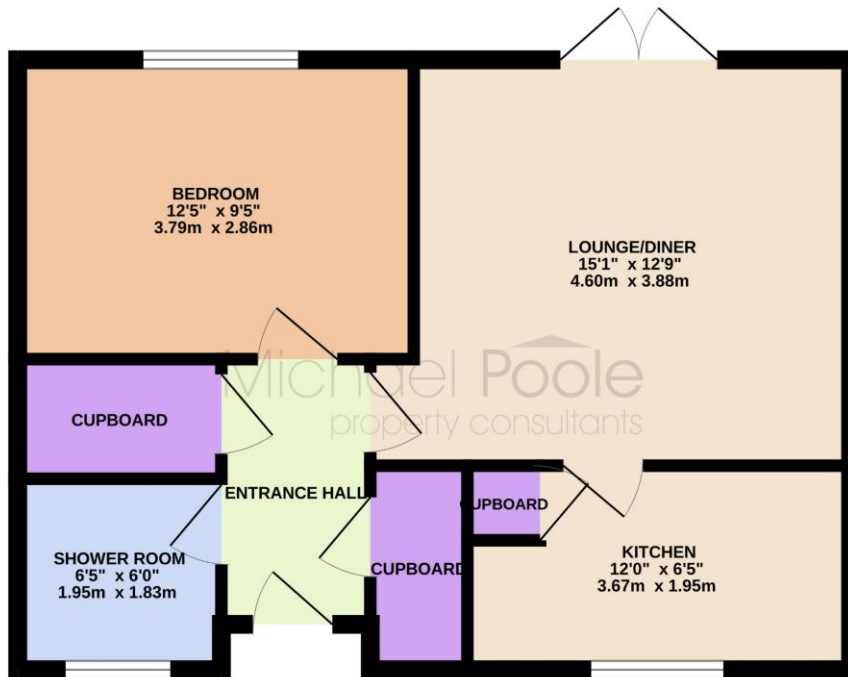
**SERVICES** - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**AGENTS REF:** - MH/LS/ING260117/11032026

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

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

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA - 494 sq.ft. (45.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2020

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



**TO VIEW:** Contact our Ingleby Barwick Office on Tel: **01642 763636**  
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA