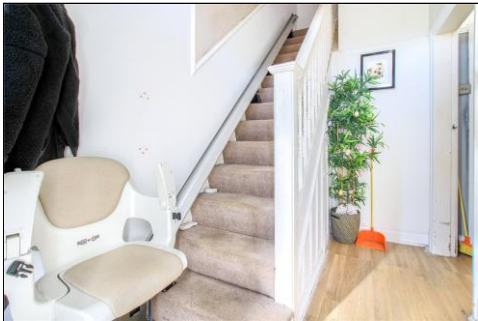


IMPERIAL AVENUE, THORNABY, STOCKTON-ON-TEES, TS17 7JG



- ▲ Traditional Bay Fronted Semi Detached Property
- ▲ Three Bedrooms & Wet Room
- ▲ Two Ground Floor Reception Rooms
- ▲ Off Street Parking & Single Brick Built Storage with Power & Light
- ▲ Close to Local School & Amenities
- ▲ Off Street Parking with Block Paved Driveway
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

£145,000

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This traditional bay fronted semi-detached property with fantastic family sized living space is close to local amenities and has two reception rooms, modern kitchen, gas central heating and three bedrooms.

The home comprises entrance hall, front lounge with bay window, rear dining room and 20ft kitchen with a range of modern units. The first floor has landing, two double bedrooms, roomy single and bathroom set out as a modern wet room. Outside there is front garden and up and over door side access leading to the rear garden.

Other features include detached storage with power and light, gas central heating with combi boiler, off street parking on the block paved driveway and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door with glass inlay, woodgrain effect laminate flooring, staircase to the first floor and under stairs meter cupboard.

FRONT LOUNGE - 3.76m (12'4") into alcove x 3.84m (12'7") into bay window

With bay window, woodgrain effect laminate flooring, radiator and living flame electric fire in feature surround with marble hearth.

DINING ROOM - 3.48m (11'5") into alcove x 3.4m (11'2")

With woodgrain effect laminate flooring, radiator and UPVC double glazed sliding door to the rear garden.

KITCHEN - 6.22m x 2.08m (20'5" x 6'10")

Fitted with a range of modern wall, drawer, and floor units with complementary work surface, slot in cooker with subway tiled splashback and black electric extractor fan over, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dryer, space for under counter fridge and freezer, wall mounted Worcester Bosch combination boiler, woodgrain effect laminate flooring and UPVC double glazed door to the rear garden.

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FIRST FLOOR

LANDING

BEDROOM ONE - 3.66m (12') into recess and alcove x 3.38m (11'1")

With woodgrain effect laminate flooring.

BEDROOM TWO - 3.66m (12') into recess x 3.18m (10'5")

With radiator and woodgrain effect laminate flooring.

BEDROOM THREE - 2.13m x 2.03m (7' x 6'8")

With radiator.

BATHROOM

Fitted with a modern white three-piece suite comprising walk in shower with electric shower, wash hand basin, WC, radiator, waterproof panelled walls and vinyl flooring.

EXTERNALLY

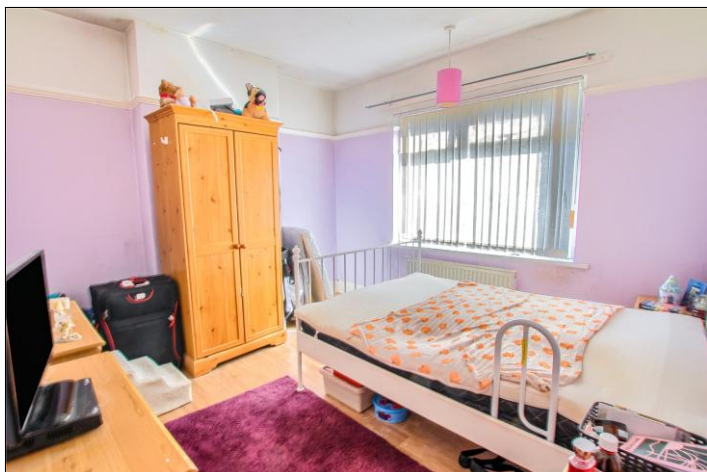
PARKING & GARDENS

To the front there is block paved driveway with hardstanding garden and an up and over garage door leads to side access which was formally the garage and now is storage with UPVC double glazed door, power and light. Side access leads to the rear low maintenance garden with flagstone patio area, gravel and mature hedge.

AGENTS REF: - MH/LS/ING260180/09042026

Council Tax Band: B **Tenure:** Freehold

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



IMPERIAL AVENUE, TS17 7JG





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.



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