

BRIGHTON CLOSE, THORNABY, STOCKTON-ON-TEES, TS17 0BJ



- ▲ Enjoying a delightful cul-de-sac setting accessed from Thornaby Green and then Chesterton Avenue, an extended, deceptively spacious, three bedroom semi-detached home
- ▲ With lawned gardens to front and rear, a driveway and single garage
- ▲ Extensive Lounge/Dining Room with double glazed French doors opening to the rear garden
- ▲ Extended Kitchen with a generous range of fitted units and built in oven and hob
- ▲ Three bedrooms, with two having fitted wardrobes and boarded loft with access ladder
- ▲ Bathroom with modern white three piece suite
- ▲ Gas central heating system and double glazing
- ▲ Demand for this very desirable location is high, and we strongly recommend early viewing to avoid disappointment

£200,000

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GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE/DINING ROOM - 7.58m (24'10") x 3.84m (12'7") reducing to 2.96m (9'9")

KITCHEN - 5.82m x 2.69m (19'1" x 8'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.73m x 3.16m (12'3" x 10'4")

BEDROOM TWO - 3.72m (12'2") reducing to 3.13m (10'3") x 3.12m (10'3") to robes
Fitted wardrobes.

BEDROOM THREE - 2.78m x 2.55m (9'1" x 8'4")
Built in wardrobe.

BATHROOM - 2.48m x 1.65m (8'2" x 5'5")

TO VIEW: Tel: 01642 763636
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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EXTERNALLY

GARDENS, PARKING & GARAGE

Lawned front garden with driveway leading to the single garage with up and over door and side courtesy door. To the rear there is a generous, enclosed garden which is mainly laid to lawn with a block paved patio area.

BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DC/LS/ING260277/08062026

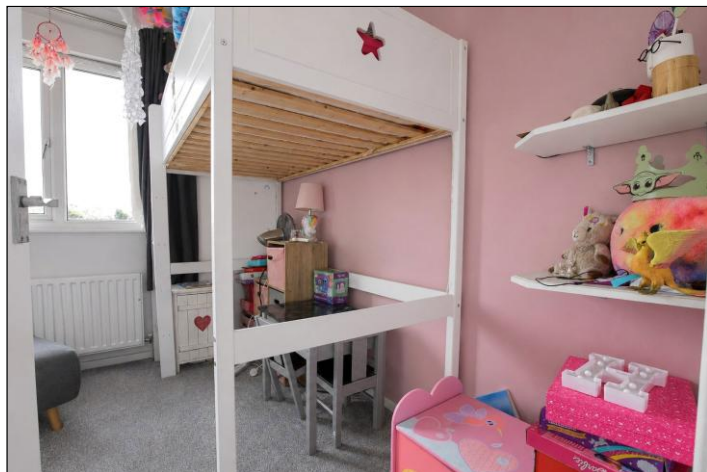
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



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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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