

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



- ▲ Chain Free
- ▲ 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

£195,000

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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

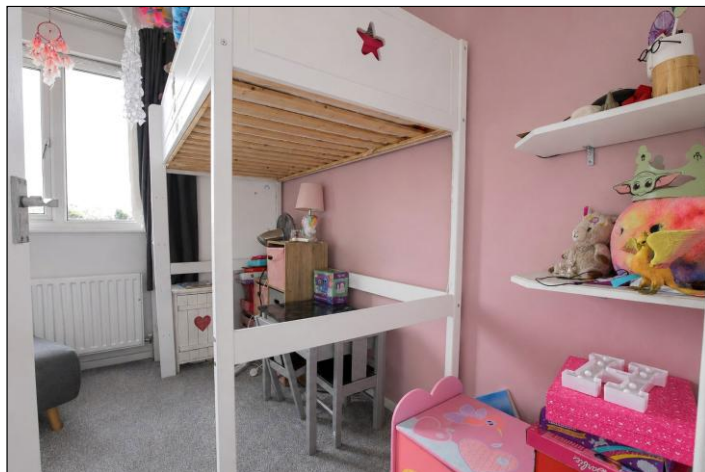
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



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