

LILAC AVENUE, THORNABY, STOCKTON-ON-TEES, TS17 8NB



- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Three Bedroom End Terraced House
- ▲ Ideal First Time Buyer or Rental Property
- ▲ Cul-De-Sac Position
- ▲ Lounge & Kitchen/Diner

- ▲ Gas Central Heating & UPVC Double Glazing
- ▲ New Carpets & Generous Rear Garden with Summer House
- ▲ Close to Amenities & Local Park

Offers Over £90,000

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A well-proportioned end terraced with a generous well-presented rear garden comes to the market with a simple CHAIN FREE sale. The house would suit a range of buyers, especially first-time buyers or rental opportunity.

The property briefly comprises entrance hall, kitchen/diner and lounge.

The first floor has two double bedrooms, roomy single and shower room with modern white suite.

Externally there is an enclosed front garden and a good sized, fully enclosed rear garden with gated access leading to lawned garden, flower boarded and summer house.

The home benefits from UPVC double glazing, gas central heating and is situated in a well-established and popular location close to the local park, schools, shops and other amenities.

The area provides excellent transport links with the A19 and A66 in close proximity. Internal inspection is recommended to fully appreciate the property.

TO VIEW: Tel: 01642 763636

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

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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.

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

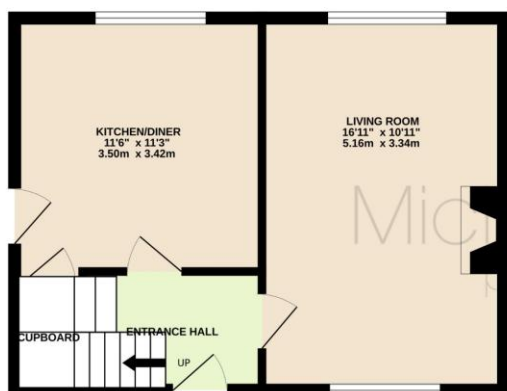
TO VIEW: Contact our Ingleby Barwick office on Tel: 01642 763636



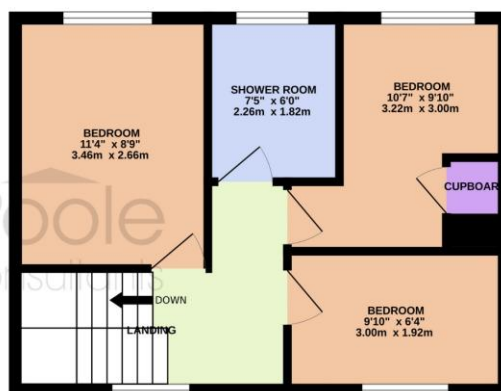
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GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

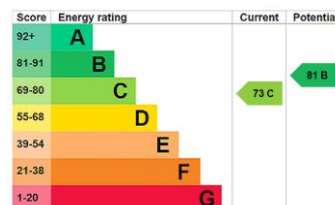


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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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