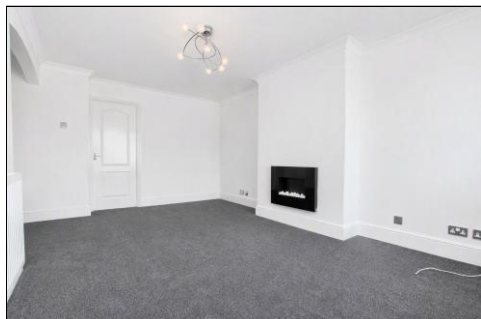


LULSGATE, THORNABY, STOCKTON-ON-TEES, TS17 9DQ



- ▲ A Very Impressive Three Bedroom Semi-Detached House
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ South/Westerly Facing Rear Garden
- ▲ Nicely Positioned Within the Popular Stainsby Hill Development in Thornaby
- ▲ Extensive Open Plan Kitchen/Diner/Living Area with a Good Range of Fitted Units

- ▲ Lounge, Study & Downstairs Modern Shower Room
- ▲ Three Generous First Floor Bedrooms
- ▲ Spacious Bathroom with White Four Piece Suite
- ▲ Gas Central Heating System & Double Glazing
- ▲ Double Width Driveway

£185,000

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A superb extended semi-detached property offering family friendly living space with three bedrooms and a south/westerly facing and is offered to the market with a CHAIN FREE Sale.

The well-presented interior comprises entrance hall, shower room, study, lounge and extended open plan kitchen/diner/living area with modern units and built-in appliances. The first floor has landing, two double bedrooms, roomy single and bathroom with four-piece suite.

Other features include off street parking on the double width driveway, gas central heating and UPVC double glazing.

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

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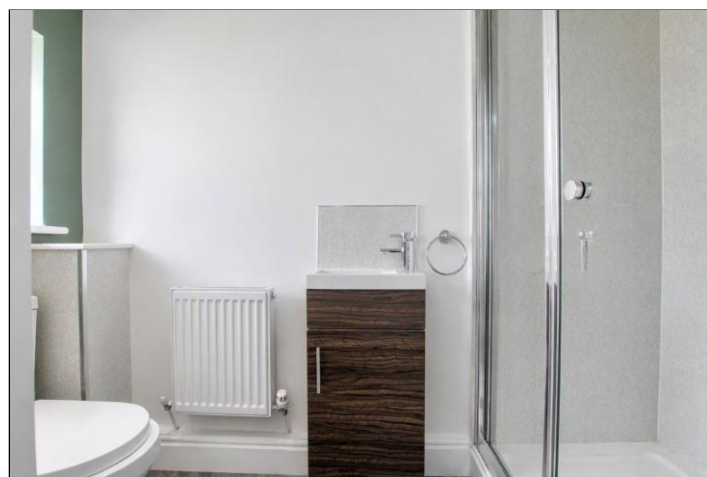


LULSGATE, TS17 9DQ

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: B **Tenure:** Freehold

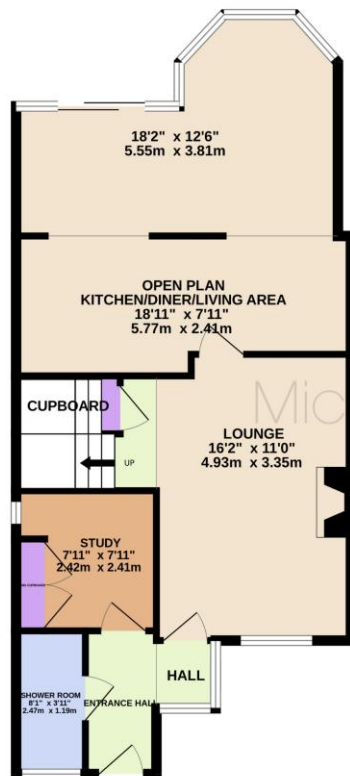
TO VIEW: Contact our Ingleby Barwick office on Tel: 01642 763636



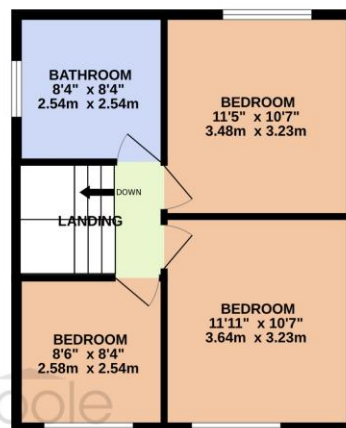
LULSGATE, TS17 9DQ



GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metaplex 5/2020

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