

BRECHIN DRIVE, THORNABY, STOCKTON-ON-TEES, TS17 9HH



- ▲ Offered to Market with a CHAIN FREE Sale
- ▲ Three Bedrooms & Modern Bathroom
- ▲ Open Plan Living/Dining/Kitchen with Modern Units

- ▲ Gas Combi Boiler, UPVC Double Glazing & Composite Front Door
- ▲ Front & Rear Gardens
- ▲ Block Paved Driveway & 19ft Detached Garage

£165,000

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This excellently presented semi-detached has the advantage of CHAIN FREE sale, brand new kitchen/diner with a range of modern units and it has been the lovingly owned by one owner from new.

Comprising entrance hall and open plan lounge/diner/kitchen with a range of modern style units on the ground floor. The first floor has three bedrooms and modern white bathroom. Outside there are gardens to the front and rear with a larger than standard 19ft detached garage.

Other features include upgraded combi boiler, UPVC double glazed windows, composite front door, decorated in neutral colours, new carpets & flooring and block paved driveway.

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.

TO VIEW: Tel: 01642 763636

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

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

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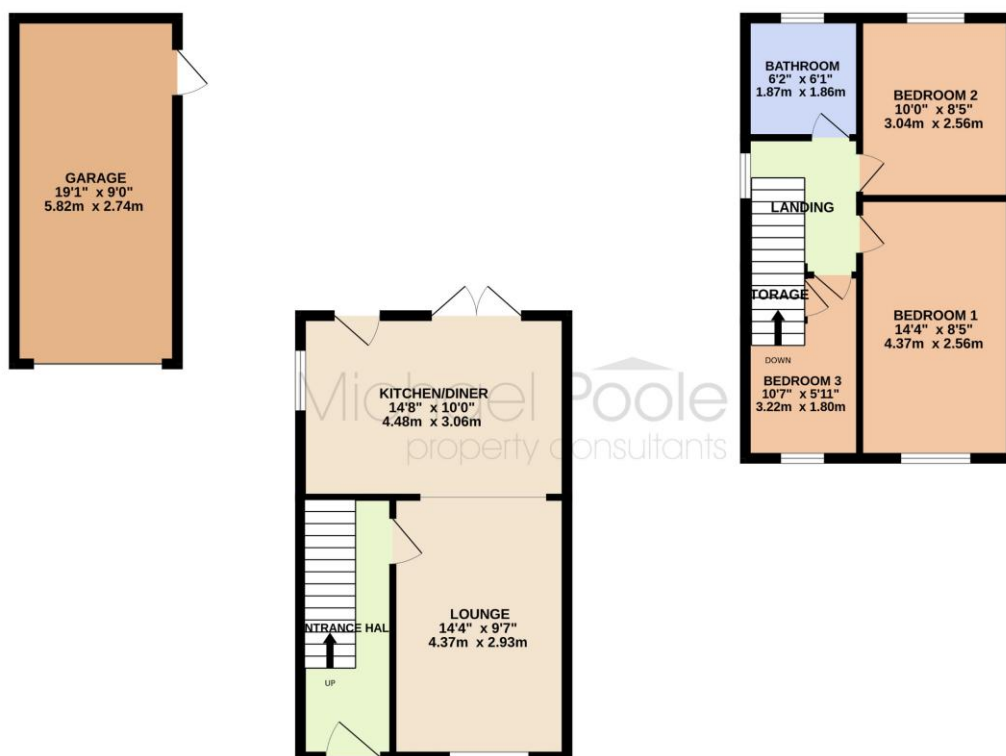


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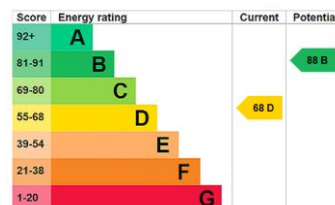
GROUND FLOOR

1ST FLOOR



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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