

# SIR DOUGLAS PARK, THORNABY, STOCKTON-ON-TEES, TS17 0JY



- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ South Facing Rear Garden
- ▲ Lounge & Large Conservatory
- ▲ Two Bedroom Semi Detached

- ▲ Ideal First Time Buyer Home or Someone Looking to Downsize
- ▲ Off Street Parking on the Driveway
- ▲ Lounge & Breakfast Kitchen
- ▲ Gas Central with Combi Boiler & UPVC Double Glazing

**£130,000**

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This two bedroom semi-detached is excellently positioned with a southerly facing rear garden. Could be perfect for a first time buyer or someone looking to downsize and is offered to the market with a CHAIN FREE sale.

The property features entrance hall, lounge, kitchen breakfast room and conservatory on the ground floor. The first floor has landing, two bedrooms and bathroom with white suite.

Other features include driveway, gas central heating and UPVC double glazing.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Composite entrance door with glass inlay and staircase to the first floor.

**LOUNGE - 4.34m (14'3") (max) x 3.73m (12'3") (max)**  
With radiator.

##### **KITCHEN DINER - 3.73m x 3.07m (12'3" x 10'1")**

Fitted with a range of wall, drawer, and floor units with complementary work surface, four ring gas hob with tiled splashback and electric extractor fan over, sink with mixer tap and drainer, integrated electric oven, plumbing for washing machine, tile effect vinyl flooring, radiator and UPVC sliding door to the conservatory.

##### **CONSERVATORY - 3.73m x 2.92m (12'3" x 9'7")**

A useful addition to the property creating further living space and featuring tile flooring and UPVC French doors open to the southerly facing rear garden.

#### **FIRST FLOOR**

##### **LANDING**

With access to the loft.

**BEDROOM ONE - 3.73m x 3.05m (12'3" x 10')**  
With radiator.

**TO VIEW: Tel: 01642 763636**

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

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## **BEDROOM TWO - 3.73m x 2.36m (max) (12'3" x 7'9" (max))**

With radiator and over stairs storage cupboard.

## **BATHROOM**

Fitted with a white three-piece suite comprising panelled bath with shower over and glass shower screen, wash hand basin, WC, part tiled walls, radiator and vinyl flooring.

## **EXTERNALLY**

### **PARKING & GARDENS**

To the front there is a tarmac driveway, lawned garden and flagstone pathway. Side gated access leads to the southerly facing rear garden with lawn, timber shed, gravelled flower borders and flagstone pathway.

**AGENTS REF:** - MH/LS/NUN260310/12052026

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

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

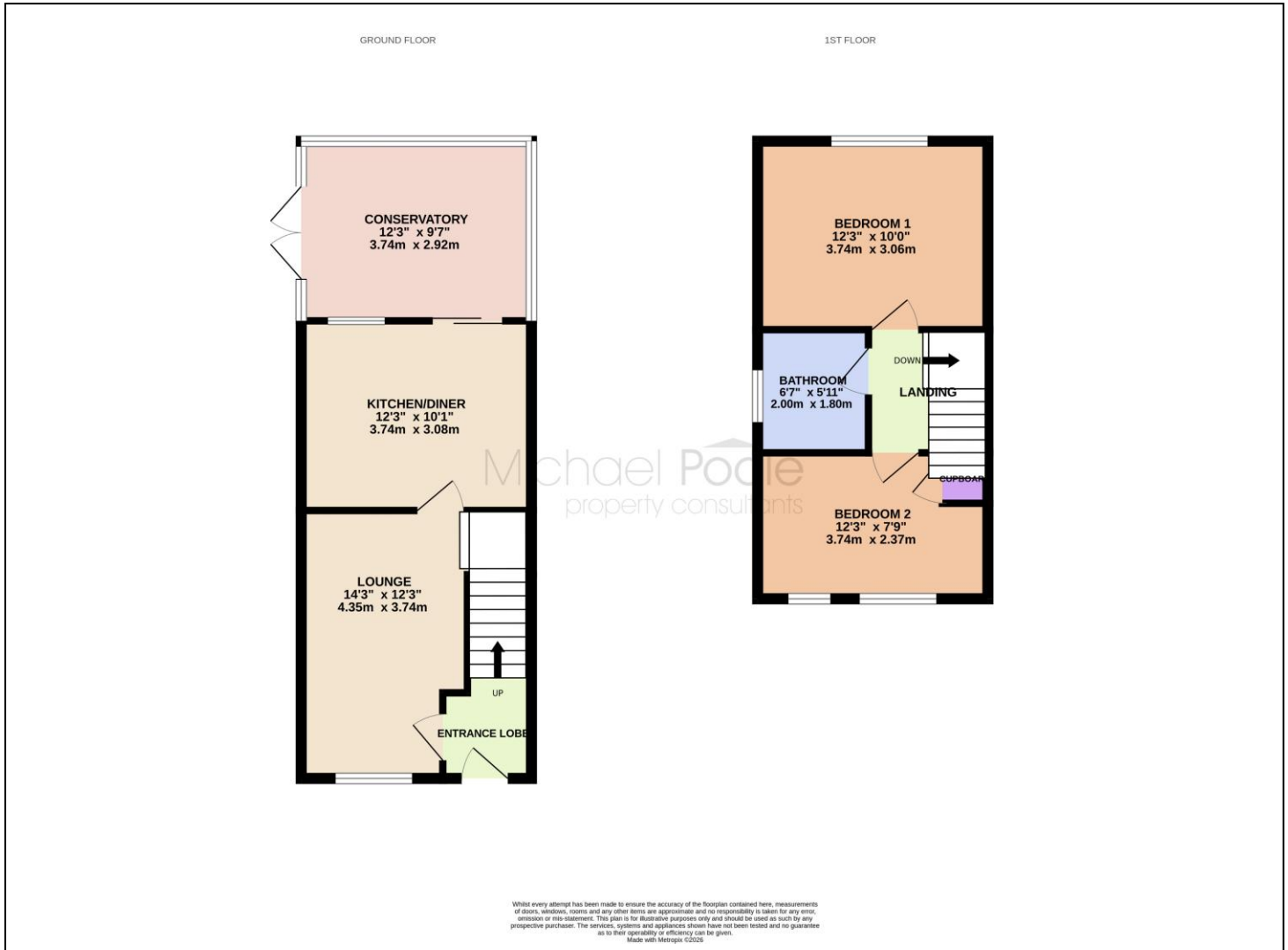


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A photograph of the storefront for Michael Poole property consultants at night. The shop has large glass windows displaying property listings and a blue neon sign above the entrance that reads "Michael Poole property consultants".

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