

THE GREEN, THORNABY GREEN, STOCKTON-ON-TEES, TS17 0AE



- ▲ Stunning Location Overlooking Thornaby Green
- ▲ Traditional Semi Detached House with Three Bedrooms
- ▲ Southerly Facing Rear Garden with Patio Area & Shed
- ▲ Fantastic Blend of Character Features with Modern Living

- ▲ Modern Kitchen with Underfloor Heating
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing
- ▲ Double Width Driveway
- ▲ Fabulous Bathroom with Roll Top Bath & Shower

£269,995

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Location, location, location!

This fabulously presented traditional semi-detached is excellently positioned overlooking Thornaby Green and offers a fantastic blend of character features with a modern feature.

This stylish home comprises entrance hall, 24ft lounge/diner with feature gas fire and open fire, and kitchen with modern range of units and underfloor heating on the ground floor. The first floor has landing, two double bedrooms, roomy single and bathroom with wonderful four piece suite with roll top bath. Outside the rear garden has a southerly facing aspect with a well-placed patio and shed.

Other features include gas central heating with combi boiler, UPVC double glazing and double width driveway.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door with glass inlay, staircase to the first floor, woodgrain effect tiled flooring, stained glass window and under stairs storage cupboard housing the Ideal Logic combination boiler.

LOUNGE DINER - 7.57m (24'10") into bay window x 3.73m (12'3") into alcove

With bay window, two radiators, living flame cast iron gas fire with pictorial surround, feature surround and tiled hearth and open cast iron fireplace. UPVC double glazed doors open to the south easterly facing rear garden.

KITCHEN - 6.35m x 1.8m (20'10" x 5'11")

Fitted with modern shaker design wall, drawer, and floor units with complementary wood effect work surface, slot in range cooker with brick surround and electric extractor fan, ceramic sink with mixer tap and drainer, plumbing for washing machine and dishwasher, space for fridge freezer, woodgrain effect tiled flooring and under floor heating and UPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 3.45m (11'4") into wardrobes and alcove x 3.35m (11') excluding bay window

With radiator, built-in wardrobe with sliding door and storage cupboard.

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BEDROOM TWO - 3.66m (12') x 3.45m (11'4") into alcove

With radiator.

BEDROOM THREE - 2.4m x 2.1m (7'10" x 6'11")

With radiator and built-in over stairs storage cupboard.

BATHROOM - Fitted with a contemporary four-piece suite comprising shower cubicle with glass sliding door, drench shower over, shower attachment and pictorial splashback, roll top bath with mixer tap and shower attachment, dual flush WC, art deco style radiator, woodgrain effect tiled flooring and electric extractor fan.

EXTERNALLY

PARKING & GARDENS - To the front there is a double width concrete driveway and a lawned garden with mature bush borders. Side gated access leads to the southerly facing rear garden with large timber decked area, lawn, mature bush and flower borders, gravelled area leading to shed and the garden is not directly overlooked to the rear.

AGENTS REF: - MH/LS/STO230187/23022026

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

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**

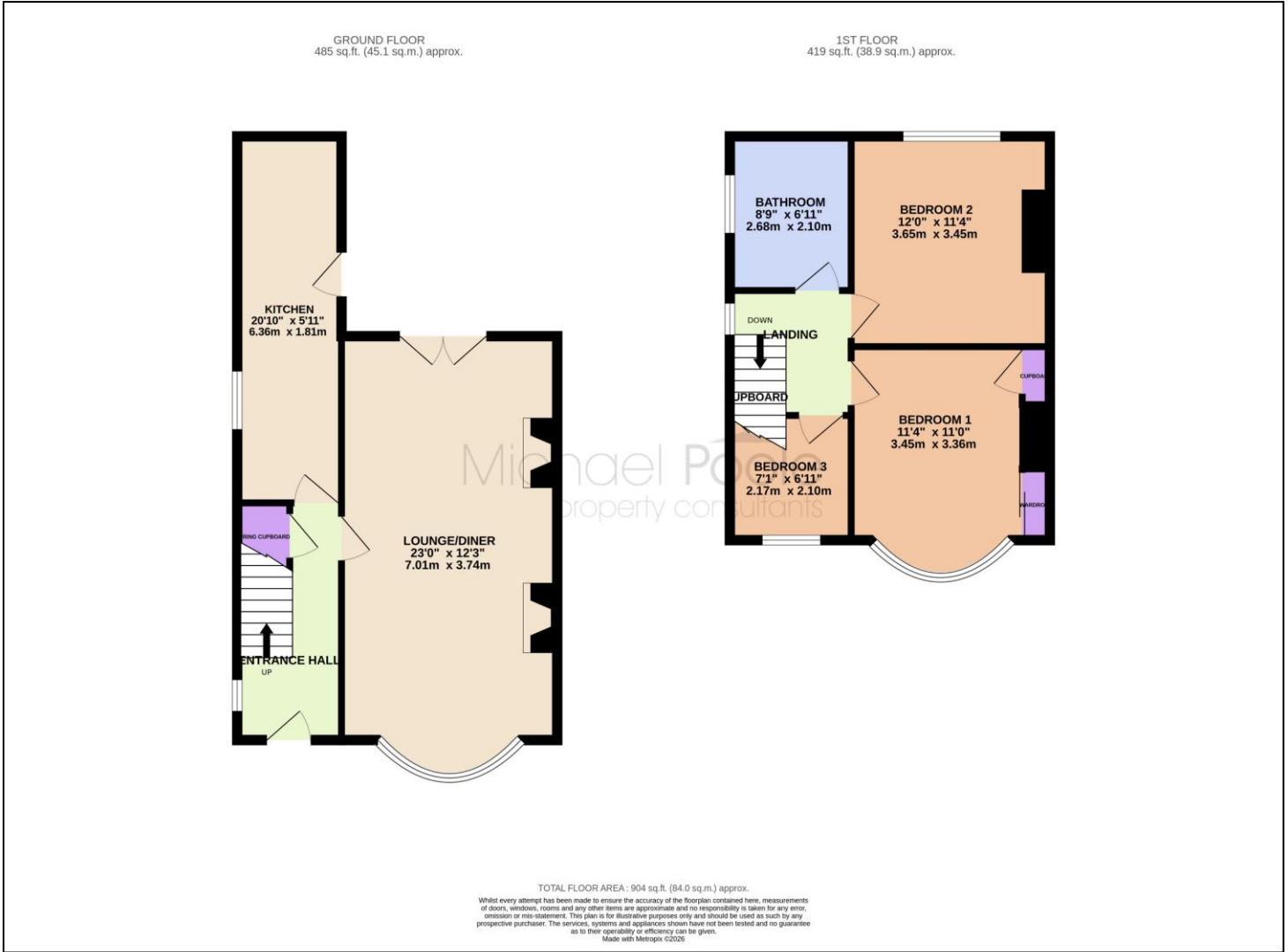


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