

## HUTTON CLOSE, THORNABY, STOCKTON-ON-TEES, TS17 8PG



- ▲ Stunning Three Bedroom End Terrace House
- ▲ Corner Plot with Large Summerhouse/Bar
- ▲ Cul-De-Sac Position
- ▲ Perfect First Time Buyer Property in Ready to Move in Condition

- ▲ Gas Central Heating with Combi Boiler, CCTV & UPVC Double Glazing
- ▲ Lounge, Kitchen/Diner with Modern Units & Downstairs WC

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Set in the bottom of a cul-de-sac, this hugely impressive three bedroom end terrace house is set on a generous corner plot with gardens to the front, side and rear. Ideally suited for a first time buyer or someone looking for a ready to move in property.

The property comprises entrance hall, front lounge, kitchen/diner with a range of modern units and downstairs WC. The first floor has a large landing, two double bedrooms, roomy single and bathroom with modern four-piece suite. Outside there are wraparound gardens to the front, side and rear, a large summerhouse/bar with timber decked area and further storage shed.

Other features include gas central heating with combi boiler, UPVC double glazing, boarded loft with ladder, security CCTV system and alarm system.

### **GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door with glass inlay, tiled floor, radiator, panelled walls and staircase to the first floor.

### **LOUNGE - 3.63m (11'11") x 3.9m (12'10") (max points)**

With wall mounted living flame electric fire, woodgrain effect laminate flooring and radiator.

### **KITCHEN DINER - 4.11m x 3.33m (13'6" x 10'11")**

Fitted with a range of modern white high gloss wall, drawer, and floor units with complementary work surface, four ring gas hob with subway tiled splashback and brushed steel electric extractor fan over with glass inlay, integrated electric oven, sink with mixer tap and drainer, plumbing for washing machine, space for fridge freezer, LED downlights and tiled flooring.

**CLOAKROOM/WC** - Fitted with a modern two-piece suite comprising vanity unit with wash hand basin, dual flush WC with hidden cistern, tiled flooring, floor to ceiling chrome towel rail and electric extractor fan.

### **FIRST FLOOR**

**LANDING** - With panelled walls and access to the fully boarded loft with light via dropdown ladder.

**TO VIEW:** Tel: **01642 763636**

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

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## **BEDROOM ONE - 3.3m (10'10") x 3.18m (10'5") to rear of wardrobes**

With woodgrain effect laminate flooring and radiator.

## **BEDROOM TWO - 3.15m (10'4") (max point) x 3.96m (13') (max point)**

With built-in fitted wardrobes with mirrored sliding doors and radiator.

## **BEDROOM THREE - 2.54m (8'4") x 2.46m (8'1") (max points)**

With woodgrain effect laminate flooring, radiator and over stairs storage cupboard.

**BATHROOM** - Fitted with a modern four-piece suite comprising tiled panelled bath, wash hand basin with mixer tap, corner shower cubicle, WC, floor to ceiling chrome towel rail, airing cupboard housing the combination boiler, LED downlights, electric extractor fan and tiled walls and floor.

## **EXTERNALLY**

**GARDENS** - To the front there is a lawned garden with concrete pathway to the entrance door. Side gated access leads to the side garden with lawned area, flagstone pathway and summerhouse/bar with double French doors, LED downlights, woodgrain effect laminate flooring, bar area, panelled walls and radiator. To the rear there is a large, raised timber decked area, outside tap and further timber shed.

**AGENTS REF:** - MH/LS/STO250746/15122025

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

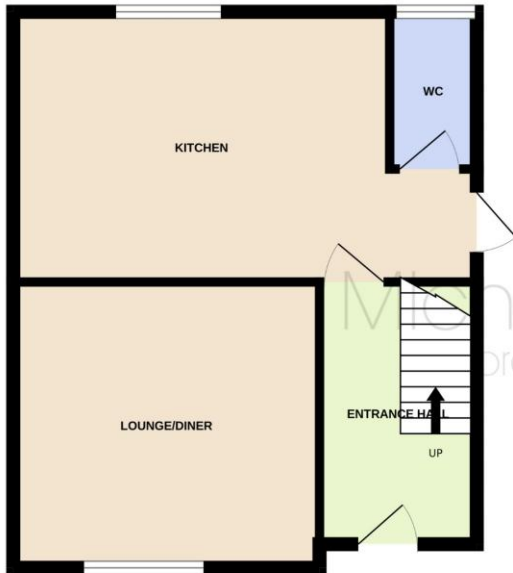
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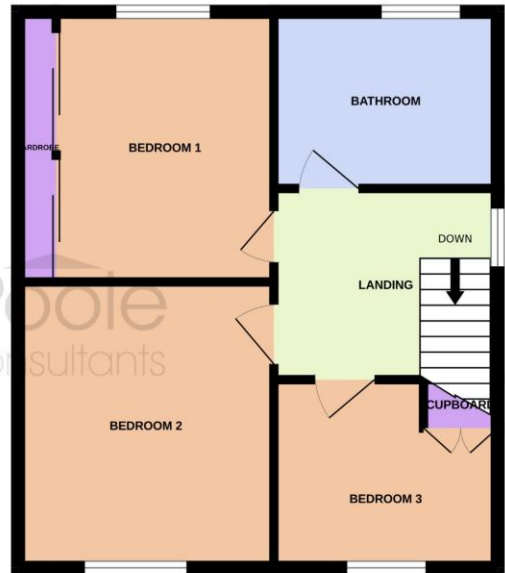
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GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.  
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