

# ELGIN ROAD, THORNABY, STOCKTON-ON-TEES, TS17 9HJ



- ▲ Cul-De-Sac Position
- ▲ Three Bedroom Semi Detached House
- ▲ Offered to The Market with a Chain Free Sale
- ▲ Long Driveway & Single Garage
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Security Alarm

**£150,000**

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Set at the bottom of a cul-de-sac, this three bedroom semi-detached house is offered to the market with a chain free sale and is perfect for someone looking to get on the ladder or a young family.

The accommodation comprises entrance porch, lounge, dining room and kitchen on the ground floor. The first floor has two double bedrooms, roomy single and shower room. Outside there are low maintenance gardens to the front and rear.

Other features include long driveway, single garage, UPVC double glazing and gas central heating with combi boiler. Security Alarm

#### **GROUND FLOOR**

##### **ENTRANCE PORCH - 1.57m x 1.57m (5'2" x 5'2")**

Composite entrance door with glass inlay, woodgrain effect laminate flooring and double doors open to ...

##### **LOUNGE - 5.16m (16'11") into alcoves (max) x 4m (13'1") (max)**

With woodgrain effect laminate flooring, living flame electric fire in oak surround with marble hearth, radiator, staircase to the first floor and meter cupboard.

##### **DINING ROOM - 2.9m x 2.57m (9'6" x 8'5")**

With woodgrain effect laminate flooring, radiator and UPVC French doors open to the rear garden.

##### **KITCHEN - 3.33m x 2.18m (10'11" x 7'2")**

Fitted with a range of wall, drawer, and floor units with complementary wood effect work surface, ceramic sink with mixer tap and drainer, four ring ceramic hob with tiled splashback and brushed steel electric extractor fan over, integrated electric oven and grill, plumbing for washing machine, tile effect vinyl flooring, radiator and UPVC door opening to the rear garden.

**TO VIEW: Tel: 01642 763636**

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

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## **FIRST FLOOR**

### **LANDING**

With access to the loft.

### **BEDROOM ONE - 4.01m (13'2") x 3.1m (10'2") into wardrobes** into wardrobes

With radiator, built-in wardrobes with mirror sliding doors and airing cupboard housing the combination boiler.

### **BEDROOM TWO - 3.5m x 2.82m (max) (11'6" x 9'3" (max))**

With radiator.

### **BEDROOM THREE - 2.97m (9'9") (max) x 1.98m (6'6") (max)**

With radiator and over stairs storage cupboard.

**SHOWER ROOM** - Fitted with a modern white three-piece suite comprising double shower cubicle with glass sliding door, WC, wash hand basin with mixer tap, chrome towel rail, fully tiled walls and floor.

## **EXTERNALLY**

**GARDENS & GARAGE** - To the front there is slate gravelled garden with a concrete driveway for a number of cars leading to a single detached garage with up and over door, power supply, light and rear access door to the low maintenance rear garden with gravelled area, flagstone patio, wooden trellis and outside tap.

**AGENTS REF:** - MH/LS/ING220396/02112023

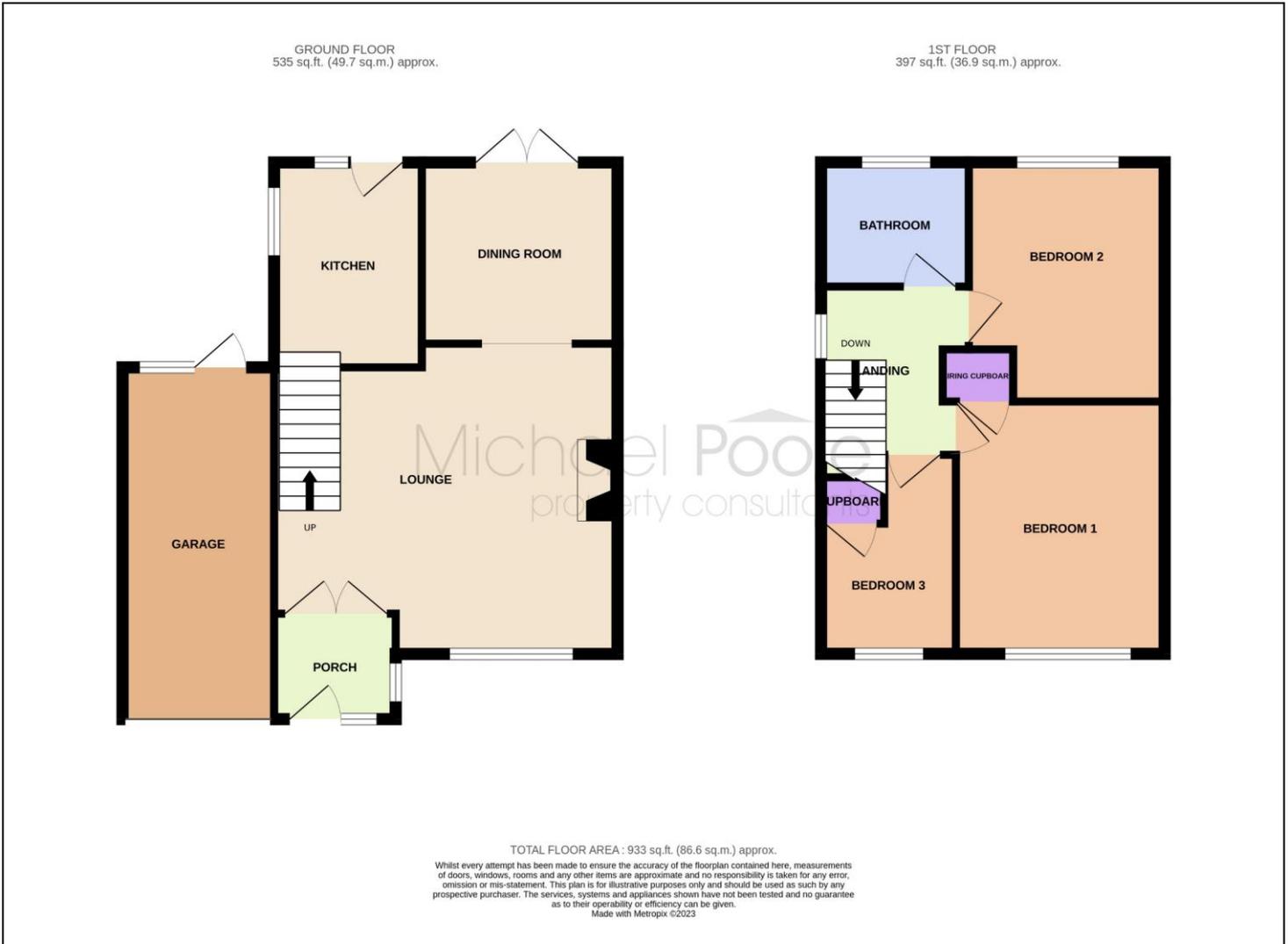
**Council Tax Band:** B      **Tenure:** Freehold

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

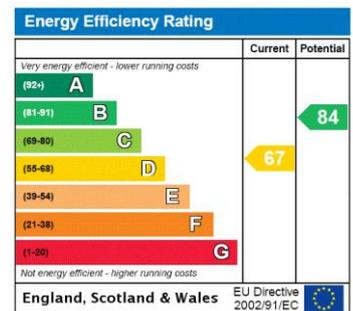


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