

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

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



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

www.michaelpoole.co.uk



ELGIN ROAD, TS17 9HJ

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE - 4.01m (13'2") x 3.1m (10'2") 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

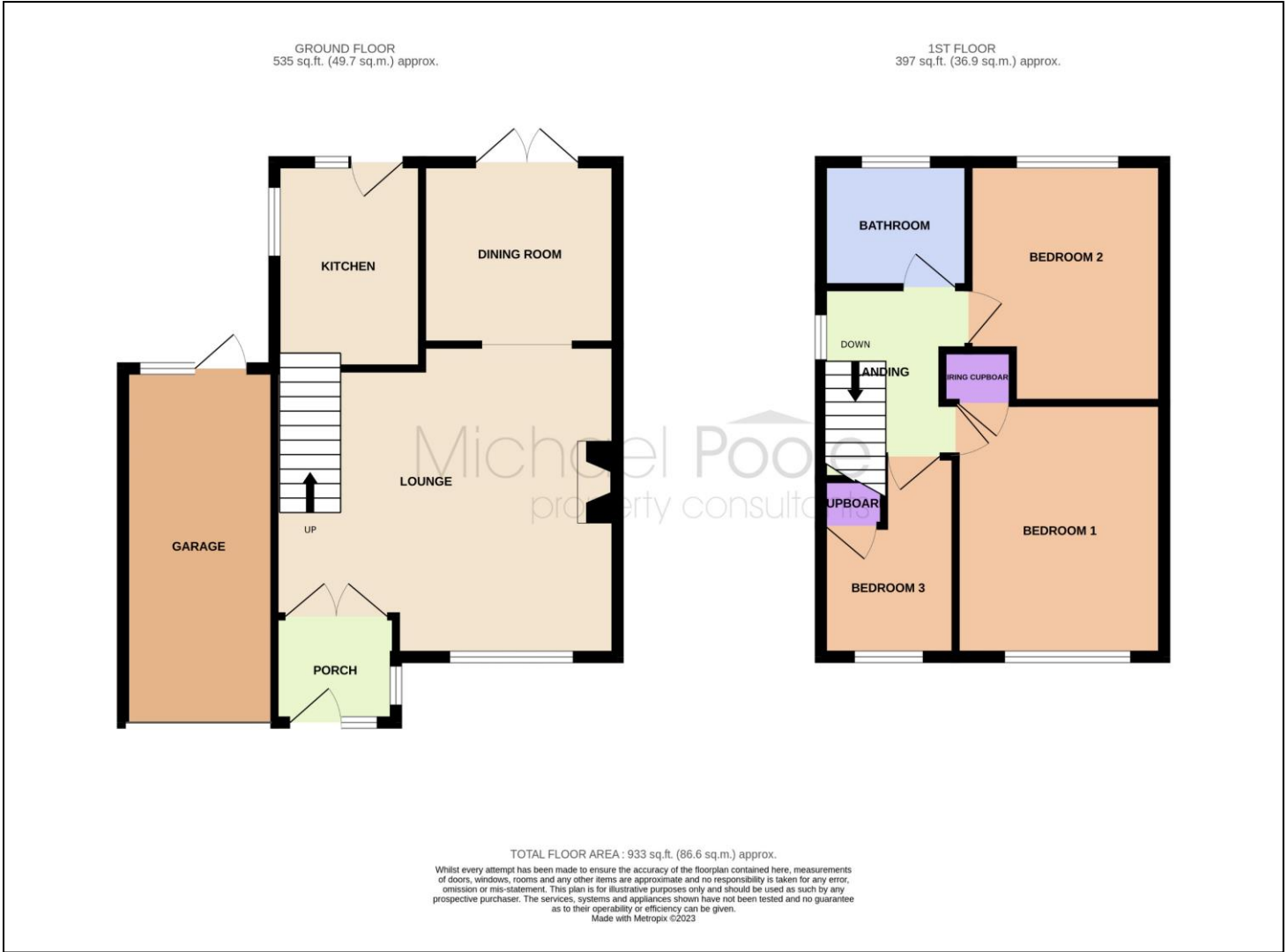
Council Tax Band: B **Tenure:** Freehold

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

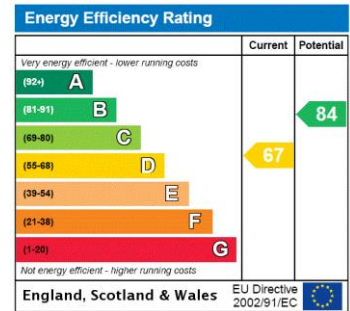


ELGIN ROAD, TS17 9HJ





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.



TO VIEW: Contact our Ingleby Barwick Office on Tel: **01642 763636**
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA