

## WOLSINGHAM DRIVE, THORNABY, STOCKTON ON TEES, TS17 9EQ



- ▲ Extended Three Bedroom Semi Detached House
- ▲ In Need of a General Course of TLC
- ▲ Three Double Bedrooms

- ▲ Bathroom with White Suite
- ▲ Detached Garage & Driveway
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazed Windows

**£132,000**

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This three bedroom semi-detached home has been extended and is perfect for someone looking to put their own stamp on a property. It features three double bedrooms, detached garage, and driveway.

Comprising porch, entrance hall, kitchen, cloakroom/WC, lounge/diner and sitting room on the ground floor. The first floor has landing, three bedrooms and bathroom.

Other features include gas central heating with combi boiler and UPVC double glazed windows.

#### **GROUND FLOOR**

**ENTRANCE PORCH** - With UPVC double glazed entrance door.

**ENTRANCE HALL** - Wooden entrance door with glass inlay to a spacious entrance hall with staircase to the first floor and radiator.

**WC** - Fitted with a two-piece suite comprising wash hand basin and WC.

#### **KITCHEN - 2.57m x 2.54m (8'5" x 8'4")**

Fitted with a range of wall, drawer, and floor units with complementary marble effect work surface, one and a half bowl stainless steel sink with mixer and drainer, integrated electric oven and four ring electric hob, plumbing for washing machine, tiled walls, and floor.

#### **LOUNGE/DINER - 5.44m (17'10") (max) x 4.24m (13'11") (max)**

With two radiators, living flame gas fire in wood surround with marble hearth and double doors opening to ...

#### **SITTING ROOM - 5.44m x 2.08m (17'10" x 6'10")**

A lovely addition to the property creating some extra living space and featuring a radiator and glass sliding door to the rear garden.

#### **FIRST FLOOR**

**LANDING** - With access to the loft.

#### **BEDROOM ONE - 4.04m x 2.5m (13'3" x 8'2")**

With radiator and built-in wardrobes.

**TO VIEW: Tel: 01642 763636**

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

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### **BEDROOM TWO - 2.77m x 2.5m (9'1" x 8'2")**

With radiator and built-in wardrobes.

### **BEDROOM THREE - 3.07m (10'1") into recess x 2.87m (9'5")**

Built-in wardrobes with mirror sliding doors and wall mounted gas combination boiler.

**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath with electric shower over, WC, wash hand basin part tiled walls and electric extractor.

### **EXTERNALLY**

**GARDENS** - To the front there is a lawned garden. Side access leads to the rear garden laid to lawn with flagstone pathway, flagstone patio area and outside tap.

**DETACHED GARAGE** - A concrete driveway for a number of cars leads to a detached garage with up and over door and side access door.

**AGENTS REF:** - MH/LS/ING230240/04072023

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

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Tel: **01642 763636**



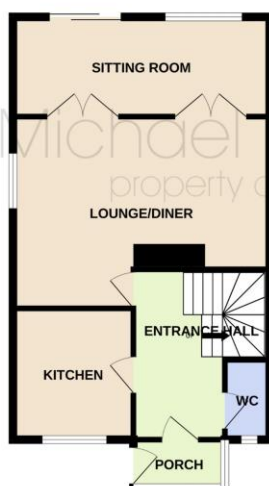
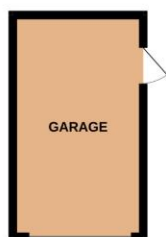


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GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.

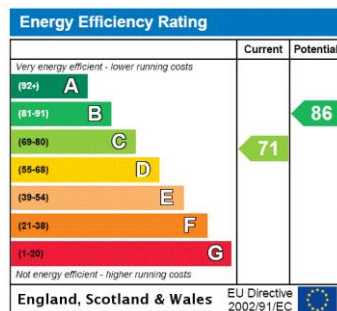
1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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