

# MITCHELL AVENUE, THORNABY, STOCKTON ON TEES, TS17 9AF



- ▲ Two Bedroom Semi Detached Bungalow
- ▲ Offered to The Market with a Chain Free Sale

- ▲ Lounge/Dining Room & Kitchen
- ▲ UPVC Double Glazed Windows
- ▲ Gas Central Heating with Combi Boiler

**£124,500**

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Offered to the market with a chain free sale, this two bedroom bungalow features gas central heating with combi boiler and UPVC double glazing.

Comprising entrance hall, lounge/diner, kitchen, conservatory, two double bedrooms and shower room.

**GROUND FLOOR**

**ENTRANCE HALL**

UPVC double glazed entrance door with glass inlay to a spacious entrance hall with meter cupboard and radiator.

**LOUNGE - 4.34m x 3.18m (14'3" x 10'5")**

With radiator and living flame electric fire with Yorkshire stone surround.

**DINING AREA - 2.8m x 2.36m (9'2" x 7'9")**

With radiator.

**KITCHEN - 2.8m x 2.82m (9'2" x 9'3")**

Fitted with a range of shaker design wall, drawer, and floor units with complementary marble effect work surface, slot in electric cooker, one and a half bowl stainless steel sink with mixer tap over, plumbing for washing machine, under counter fridge, wall mounted gas combination boiler and UPVC door to the conservatory.

**CONSERVATORY - 2.7m x 2.2m (8'10" x 7'3")**

With UPVC door to the rear garden.

**INNER HALL**

With storage cupboard.

**BEDROOM ONE - 3.94m x 3.18m (12'11" x 10'5")**

With radiator and loft access.

**BEDROOM TWO - 3.05m x 2.74m (10' x 9')**

With storage cupboard.

**TO VIEW: Tel: 01642 763636**

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

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## **SHOWER ROOM**

Comprising shower, vanity sink unit, WC and radiator.

## **EXTERNALLY**

## **GARDENS**

The front of the property is pedestrianised and features a lawned front garden with flagstone pathway to the entrance door and mature bush borders. Side gated access leads to the rear garden with flagstone patio area, lawn and outside tap.

## **SERVICES**

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**AGENTS REF:** - MH/LS/ING230300/25072023

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

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Tel: **01642 763636**



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GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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