

WENSLEYDALE GARDENS, THORNABY, STOCKTON-ON-TEES, TS17 9BP



- ▲ A Simple Chain Free Sale
- ▲ Barratt Built Detached House
- ▲ Spacious Three Bedroom Family Home
- ▲ Off Street Parking & Single Integral Garage

- ▲ Stylish Fitted Kitchen
- ▲ Master Bedroom Complete with Dressing Room & En-Suite
- ▲ Rear Garden
- ▲ Excellent Commuting Access Links

£159,500

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This Barratt built three bedroom detached house comes to the market with a simple chain free sale, rear garden, intergrated garage, and driveway.

Comprising entrance hall, lounge/diner, kitchen with a range of modern units, utility room and downstairs WC. On the first floor there are three double bedrooms (master with dressing room and en-suite) and family bathroom.

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

GROUND FLOOR

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

LOUNGE - 3.25m x 4.8m (10'8" x 15'9")
With radiator, under stairs storage cupboard and living flame gas fire in wood surround with marble hearth.

DINING AREA - 2.5m x 2.46m (8'2" x 8'1")
With radiator.

KITCHEN - 2.7m x 2.46m (8'10" x 8'1")
Fitted with a range of shaker design wall, drawer, and floor units with complementary marble effect work surface, ss sink with mixer tap and drainer, four ring gas hob with subway tiled splashback and brushed steel electric extractor fan over, electric integrated oven, space for a fridge freezer, tiled floor, and part tiled walls.

UTILITY AREA - 1.75m x 1.6m (5'9" x 5'3")
With marble effect work surface, plumbing for washing machine and dryer, radiator, wall mounted boiler and composite door to the garden.

CLOAKROOM/WC - With a white two-piece suite comprising wash hand basin, WC, tiled floor, and electric extractor fan.

FIRST FLOOR

LANDING - With access to the loft.

MASTER BEDROOM - 3.13m x 2.7m (10'3" x 8'10")
With radiator.

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

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DRESSING AREA - 1.8m x 2.05m (5'11" x 6'9")

With radiator.

EN-SUITE - Fitted with a modern three-piece suite comprising shower cubicle with glass shower screen, vanity sink unit with wash hand basin and mixer tap, WC, radiator, woodgrain effect laminate flooring and electric extractor fan.

BEDROOM TWO - 3.1m (max) x 4.2m (10'2" (max) x 13'9")

With radiator and built-in over stairs storage cupboard.

BEDROOM THREE - 2.2m (7'3") reducing to 1.91m (6'3") x 3.7m (12'2")

With radiator.

FAMILY BATHROOM - Fitted with a white three-piece suite comprising panelled bath, vanity sink unit with wash hand basin and mixer tap, WC, part tiled walls, and electric extractor fan.

EXTERNALLY

GARDENS - To the front there is a gravelled garden creating some extra parking and a flagstone pathway leads to a rear 6ft gate to the rear garden with flagstone patio area, lawn, and outside tap.

INTEGRATED GARAGE - A tarmac driveway leads to a single integrated garage with up and over door, power supply and light.

AGENTS REF: - MH/LS/ING230470/30102023

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

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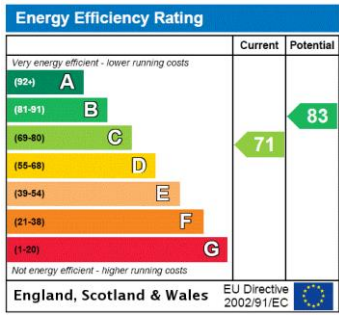


1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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