

ACORN CLOSE, THORNABY, STOCKTON-ON-TEES, TS17 0FW



- ▲ 25% Over 55 Shared Ownership
- ▲ Fabulous Two Bedroom Semi Detached Bungalow in Ready to Move in Condition
- ▲ Further Option to Purchase up to 75% Equity Subject to Qualification
- ▲ Open Plan Living/Dining/Kitchen with a Range of Modern Units
- ▲ Two Double Bedrooms
- ▲ Gardens to The Front, Side & Rear
- ▲ Gas Central Heating with Combi Boiler
- ▲ Off Street Parking on the Driveway
- ▲ UPVC Double Glazing

£33,125 - 25% Shared Ownership

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



An excellent opportunity to purchase 25% Over 55 shared ownership of this superbly presented two bedroom semi-detached bungalow. There is a further option to purchase up to 75% equity subject to qualification.

Comprising spacious entrance hall, 28ft open plan living/dining/kitchen with a range of modern high gloss units, two double bedrooms and bathroom. Outside there is a driveway and gardens to the front, side and rear that is not directly overlooked.

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

Criteria -:

Only person/s aged 55 years or older can be considered for the property.

It must be their main and principle home and not a home purchased to sublet.

Their annual income must not exceed £80,000.

They must not be a current homeowner, or if they own a home – it must be sold subject to contract.

Based on a 25% shared ownership basis, the current calendar monthly charges are:

Rent: £183.34 (subject to review if more than 25% is purchased)

Administration Charge: £10.00

Building Insurance: £4.41

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass inlay to a spacious entrance hall with radiator, woodgrain effect laminate flooring, large storage cupboard and access to the loft.

TO VIEW: Tel: **01642 763636**

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

www.michaelpoole.co.uk



ACORN CLOSE, TS17 0FW

OPEN PLAN LIVING/DINING/KITCHEN - 8.76m (28'9") reducing to 3.48m (11'5") x 3.35m (11') reducing to 2.97m (9'9")

Fitted with a range of modern wall, drawer, and floor units with complementary wood effect work surface, one and a half bowl sink unit with mixer tap and drainer, integrated fridge, and freezer, four ring gas hob with tiled splashback and brushed steel electric extractor fan over, integrated electric oven, plumbing for washing machine, and vinyl flooring in the kitchen area. Living flame electric fire with marble hearth and surround, two radiators, and UPVC door with perfect fit blinds open to the rear garden.

BEDROOM ONE - 4.47m x 3.94m (max) (14'8" x 12'11" (max))

With radiator.

BEDROOM TWO - 3.38m x 2.7m (11'1" x 8'10")

With radiator.

BATHROOM

Fitted with a white three-piece suite comprising panelled bath with shower over, wash hand basin with mixer tap, WC, tiled walls, vinyl flooring and electric extractor fan.

EXTERNALLY

GARDENS & PARKING

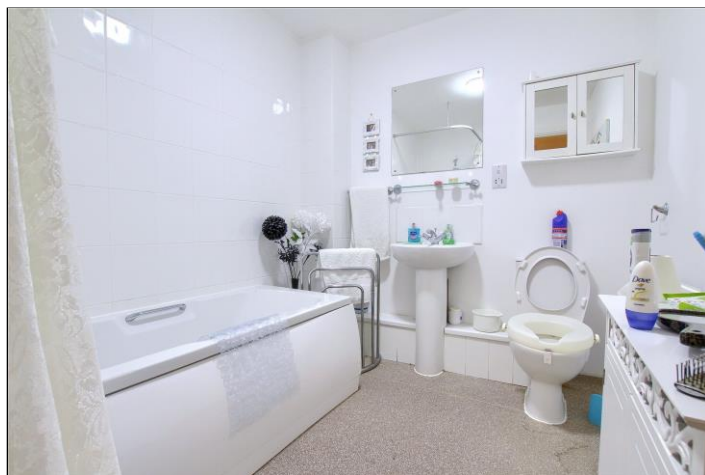
To the front there is a lawned garden, flagstone pathway to the entrance door and a tarmac driveway for one car. Side gated access leads to the rear garden with wraparound lawn, timber shed, flagstone patio area, and outside power point.

AGENTS REF: - MH/LS/ING230545/11012024

Council Tax Band: B **Tenure:** Leasehold

TO VIEW: Contact our Ingleby Barwick office on

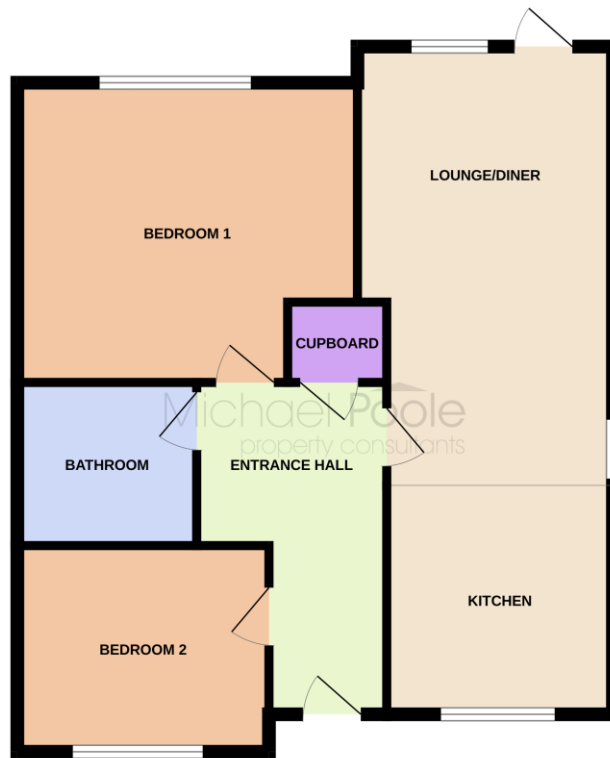
Tel: **01642 763636**



ACORN CLOSE, TS17 0FW

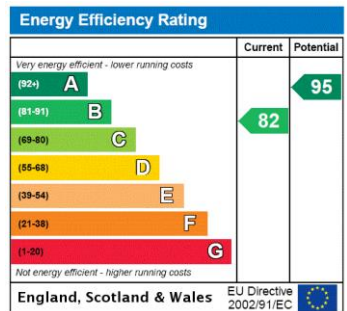


GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix v2.024

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