

## AVON CLOSE, THORNABY, STOCKTON-ON-TEES, TS17 8JE



- ▲ Three Bedroom End Terrace House
- ▲ Perfect for Someone Looking for a Project
- ▲ Chain Free Sale
- ▲ Lounge & Kitchen/Diner

- ▲ Cul-De-Sac Position
- ▲ Driveway & Garage
- ▲ Gas Central Heating with Baxi Combi Boiler
- ▲ UPVC Double Glazing

**£85,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



This three bedroom end terrace in a cul-de-sac position is perfect if you are looking for a project home. It features a chain free sale, detached garage, driveway, gas central heating with combi boiler and UPVC double glazing.

The property comprises entrance hall, lounge, and kitchen/diner on the ground floor. The first floor has two double bedrooms, single room, bathroom, and separate WC.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

#### **GROUND FLOOR**

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

**LOUNGE** - 5.56m (18'3") reducing to 4.17m (13'8") x 3.3m (10'10") reducing to 1.88m (6'2")

With living flame electric fire, under stairs storage cupboard and radiator.

**KITCHEN DINER** - 6.5m (max) x 2.72m (21'4" (max) x 8'11")

6.5m (max) x 2.72m

Fitted with a range of wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with drainer, plumbing for washing machine, radiator, wall mounted Baxi combination boiler, tile effect vinyl flooring, wood door to the rear garden.

#### **FIRST FLOOR**

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

**BEDROOM ONE** - 3.94m (12'11") x 3.3m (10'10") into alcove

With radiator and built-in wardrobe.

**BEDROOM TWO** - 3.68m x 2.7m (12'1" x 8'10")

With radiator.

**TO VIEW:** Tel: 01642 763636

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



AVON CLOSE, TS17 8JE



**BEDROOM THREE - 2.72m x 2.3m (8'11" x 7'7")**

With radiator.

**BATHROOM** - Fitted with a two-piece suite comprising panelled bath with shower over, wash hand basin and radiator.

**SEPARATE WC** - With WC.

**EXTERNALLY**

**PARKING & GARDENS** - To the front there is a concrete driveway, brick boundary wall and flagstone path to the entrance door. Side gated access leads to the rear garden with gravelled area and outside tap.

**DETACHED GARAGE** - With up and over door.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

**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/ING230549/19022024

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

**TO VIEW:** Contact our Ingleby Barwick office on

Tel: **01642 763636**



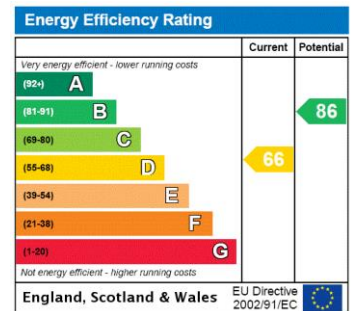
GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA : 956 sq.ft. (88.8 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.  
Made with Metropix ©2024

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