

ORKNEY WAY, THORNABY, STOCKTON-ON-TEES, TS17 8GE



- ▲ Very Modern Three Storey Terraced House with Three Bedrooms & Two Bath/Shower Rooms
- ▲ Simple Chain Free Sale
- ▲ A Perfect Launching Pad for a Young Family or First Time Buyer
- ▲ Very Easy to Just Move Straight Into
- ▲ Garage & Driveway
- ▲ Low Maintenance Rear Garden

- ▲ Extended Lounge/Diner
- ▲ Kitchen/Breakfast Room with Attractive Modern Units
- ▲ Large Double Master Bedroom & Shower Room En-Suite Take Over the Entire Top Floor
- ▲ UPVC Double Glazing & Central Heating with a Combi Boiler

£147,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This modern three storey house has a great layout with an extension to the rear to create some further living space and is the perfect launching pad for a young family or first time buyer.

All the fixtures and fittings are modern and up to date and is offered to the market with the benefit of a chain free sale. It has a single garage (that has been sectioned off) and would make a great home gym or office, and car parking, low maintenance rear garden, UPVC double glazing and central heating with a combi boiler.

Comprising entrance hall with a handy downstairs toilet, lounge/diner with French doors and front kitchen/breakfast room with smart, modern style units with centre island. The first floor has two good size bedrooms, and family bathroom. The large double master bedroom and en-suite shower room take over the whole of the top floor.

GROUND FLOOR

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

CLOAKROOM/WC - Fitted with a white modern two-piece suite comprising vanity unit with wash hand basin and waterfall mixer tap, WC, radiator, part tiled subway tiled walls, electric extractor fan, and tiled floor.

BREAKFAST KITCHEN - 4.14m (13'7") (max) x 3.4m (11'2") (max)

Fitted with a range of modern high gloss wall, drawer, and floor units with complementary marble effect work surface and central island breakfast bar. Slot in range cooker with glass splashback and black electric extractor fan over, plumbing for washing machine and dishwasher, stainless steel sink with extendable mixer tap, integrated fridge freezer and wine cooler. Tiled floor, LED downlights and vertical tube radiator.

LOUNGE/DINING ROOM - 4.42m (14'6") x 3.4m (11'2") in the Lounge plus 3.43m (11'3") x 2.8m (9'2") in the Dining Area

With woodgrain effect laminate flooring in the lounge area, tube radiator and under stairs storage cupboard. In the dining area there is a tiled floor with under floor heating, vaulted ceiling with LED downlights and UPVC French doors open to the rear garden.

TO VIEW: Tel: 01642 763636

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

www.michaelpoole.co.uk



ORKNEY WAY, TS17 8GE

FIRST FLOOR

LANDING

BEDROOM TWO - 4.42m (14'6") (max) x 2.82m (9'3") (max)

With radiator.

BEDROOM THREE - 3.07m (10'1") (max) x 2.41m (7'11") (max)

With radiator.

BATHROOM - Fitted with a white three-piece suite comprising panelled bath with mixer tap, wash hand basin, WC, chrome towel rail, part tiled walls, electric extractor fan and tile effect vinyl flooring.

SECOND FLOOR

LANDING AREA - With built-in airing cupboard housing the combination boiler.

BEDROOM ONE - 4.95m (16'3") (max) x 4.42m (14'6") (max)

A master suite with radiator, Velux window and built-in wardrobes.

EN-SUITE - Fitted with a white three-piece suite comprising corner shower cubicle with shower over, vanity sink unit with wash hand basin and mixer tap, WC, shaver point, part tiled walls, Velux window, electric extractor fan, and access to eaves storage.

EXTERNALLY

GARDENS & GARAGE - To the front there is a flagstone pathway to the entrance door and to the rear there is a low maintenance garden with raised timber decked area, astro turf, cherry, apple, pear and plum trees, outside lights and power and gated access leading to the driveway and single garage with up and over door and currently sectioned off to create a home office or gym.

AGENTS REF: - MH/LS/ING230559/06022024

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

TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**



ORKNEY WAY, TS17 8GE

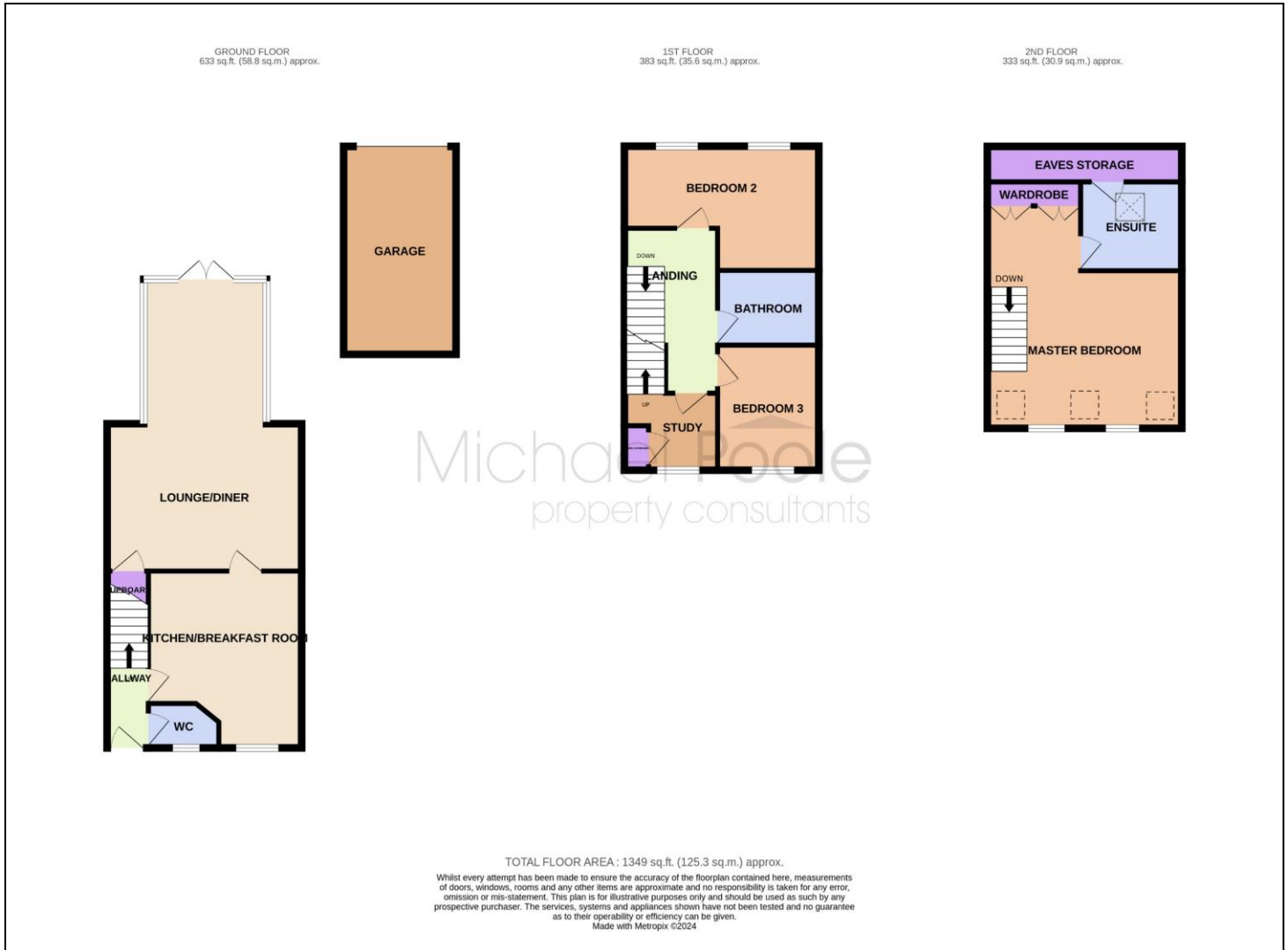


ORKNEY WAY, TS17 8GE

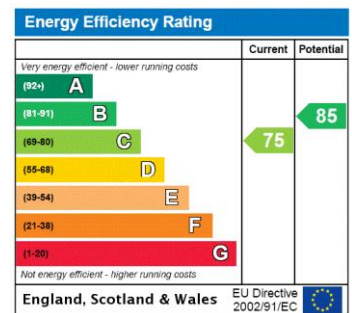
A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated with blue lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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