

# ALDERNEY GROVE, THORNABY, STOCKTON-ON-TEES, TS17 8GG



- ▲ Three Bedroom Semi Detached
- ▲ Ready to Move in & Perfect for a First Time Buyer or Young Family
- ▲ Cul-De-Sac Position
- ▲ Lounge & Kitchen/Diner with a Range of Modern Units

- ▲ Off Street Parking on Double Width Driveway
- ▲ Gas Central Heating & UPVC Double Glazing

**£140,000**

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This semi-detached property is positioned in a cul-de-sac position and is ideal for a first time buyer looking to get on the ladder or a young family. It features three good size bedrooms, two bath/shower rooms and two spaces on the driveway.

The property comprises entrance hall, downstairs WC, lounge, and kitchen/diner on the ground floor. The first floor has two double bedrooms (bedroom one with en-suite), roomy single and family bathroom. Outside there is a front lawned garden and rear garden with raised timber decked area and lawn.

Other features include gas central heating and UPVC double glazing.

**GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door with glass inlay and radiator.

**CLOAKROOM/WC** - Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, low level

WC, radiator, tile effect vinyl flooring and electric extractor fan.

**LOUNGE - 5.3 (17'5")m (max) x 4.57 (15')m (max)**

5.3m (max) x 4.57m (max)

With radiator and staircase to the first floor.

**KITCHEN DINER - 4.57m x 2.74m (15' x 9')**

Fitted with a range of pine effect wall, drawer, and floor units with complementary marble effect work surface, four ring gas hob with brushed steel splashback and electric extractor fan over, tile effect vinyl flooring in the kitchen area, stainless steel sink with mixer tap, integrated electric oven and plumbing for washing machine. Under stairs storage cupboard and UPVC door opening to the rear garden.

**FIRST FLOOR**

**LANDING** - With storage cupboard and access to the loft.

**BEDROOM ONE - 4.17m (13'8") reducing to 3.58m (11'9") x 2.6m (8'6")**

With radiator.

**TO VIEW:** Tel: 01642 763636

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

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**EN-SUITE** - Fitted with a white three-piece suite comprising shower cubicle with glass shower screen, vanity unit with wash hand basin, mixer tap and tiled splashback, WC, radiator, tile effect vinyl flooring and electric extractor fan.

**BEDROOM TWO - 3.18m x 2.6m (10'5" x 8'6")**  
With radiator.

**BEDROOM THREE - 2.84m x 1.9m (9'4" x 6'3")**  
With radiator.

**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath with mixer tap, shower attachment and tiled splashback, vanity unit with wash hand basin and mixer tap, WC, radiator, tile effect vinyl flooring and electric extractor fan.

## EXTERNALLY

**PARKING & GARDEN** - To the front there is a double width block paved driveway for two cars and a flagstone pathway leading to the entrance door. Side gated access leads to the rear garden with lawn, raised timber decked area, flagstone patio area and outside tap.

**AGENTS REF:** - MH/LS/ING240013/21032024

**Council Tax Band:** B      **Tenure:** Freehold

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Tel: **01642 763636**



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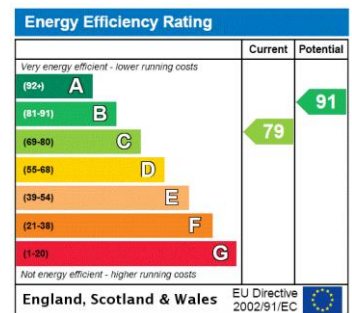


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