

ORCHARD ROAD, THORNABY, STOCKTON-ON-TEES, TS17 0AW



- ▲ A Deceptively Spacious, Extended & Significantly Upgraded Three Bedroom Semi-Detached Dormer Bungalow
- ▲ Located In This Popular Small Cul-De-Sac Off the Green in Thornaby
- ▲ Versatile, Attractively Presented Accommodation Which Will Interest a Variety of Prospective Buyers
- ▲ Gardens to Front & Rear, Driveway Providing Off Street Parking & Versatile Outdoor Games/Garden Room with Shower Room

- ▲ Lounge with A Living Flame Effect Gas Fire Set in A Feature Surround
- ▲ Extensive Kitchen/Diner with An Excellent Range of Fitted Units & Some Built-In Appliances
- ▲ Two Bedrooms on The Ground Floor with One Having an En-Suite Facility & First Floor Bedroom with Dormer & Roof Windows
- ▲ Redesigned Bathroom with White Suite & Separate Shower Enclosure
- ▲ Gas Central Heating System & Double Glazing

£270,000

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A deceptively spacious, extended and significantly upgraded three bedroom semi-detached dormer bungalow located in this popular small cul-de-sac off the green in Thornaby with versatile, attractively presented accommodation which will interest a variety of prospective buyers, gardens to front and rear, driveway providing off street parking and versatile outdoor games/garden room with shower room.

GROUND FLOOR

ENTRANCE HALL - With entrance door, loft hatch and built-in storage cupboard.

LOUNGE - 4.24m x 3.43m (13'11" x 11'3")

Living flame effect gas fire set in a feature surround with inset and hearth. Radiator, coved ceiling and opening to ...

KITCHEN/DINING ROOM - 5.6m x 3.76m (18'4" x 12'4")

An impressive extension to the property with an excellent range of fitted wall and floor units incorporating a Belfast style sink unit with mixer taps. Built-in oven and gas hob with extractor fan and integrated dishwasher. Built-in island unit/breakfast bar, two double glazed windows and side access door. Double glazed French doors to the rear garden.

BEDROOM ONE - 3.9m (12'10") into bay x 2.8m (9'2") to robes
Fitted wardrobes and window seat with storage below. Double glazed bay window to the front.

EN-SUITE - 1.68m (5'6") reducing to 0.81m (2'8") x 1.4m (4'7")
Low level WC and wash hand basin.

BEDROOM TWO - 3.07m x 2.8m (10'1" x 9'2")

Radiator, double glazed window, and coved ceiling.

BATHROOM - 4.27m (14') reducing to 3.05m (10') x 1.7m (5'7")

Redesigned with a white three piece suite comprising; panelled bath with shower attachment, wash hand basin and low level WC. Separate tiled shower enclosure, part tiled walls, heated towel rail and double glazed window.

LOBBY - With staircase to loft room.

FIRST FLOOR

BEDROOM THREE - 4m (13'1") x 3.96m (13') plus dormer recess

With dormer double glazed window to the front and rear Velux roof window. Useful eaves storage.

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EXTERNALLY

GARDENS & PARKING - Lawned front garden with hedging and a block paved driveway provides generous off street parking. The rear garden has been adapted for easy maintenance, with an astro-turf lawn and a block paved patio area.

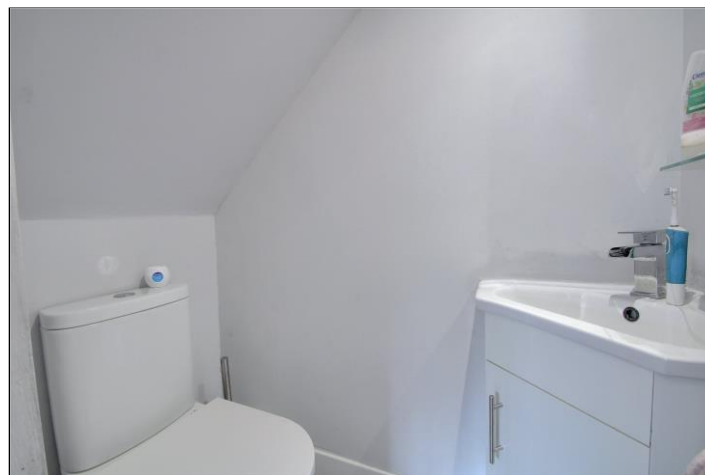
GARDEN ROOM/GAMES ROOM - 4.55m x 2.4m (14'11" x 7'10")
A versatile outdoor space with double glazed access door and window, which could be used for a variety of purposes. Original planning was for a large utility room.

SHOWER ROOM - 2.4m x 1.02m (7'10" x 3'4")
Shower enclosure, wash hand basin and low level WC.

AGENTS REF: - DC/LS/ING240170/22042024

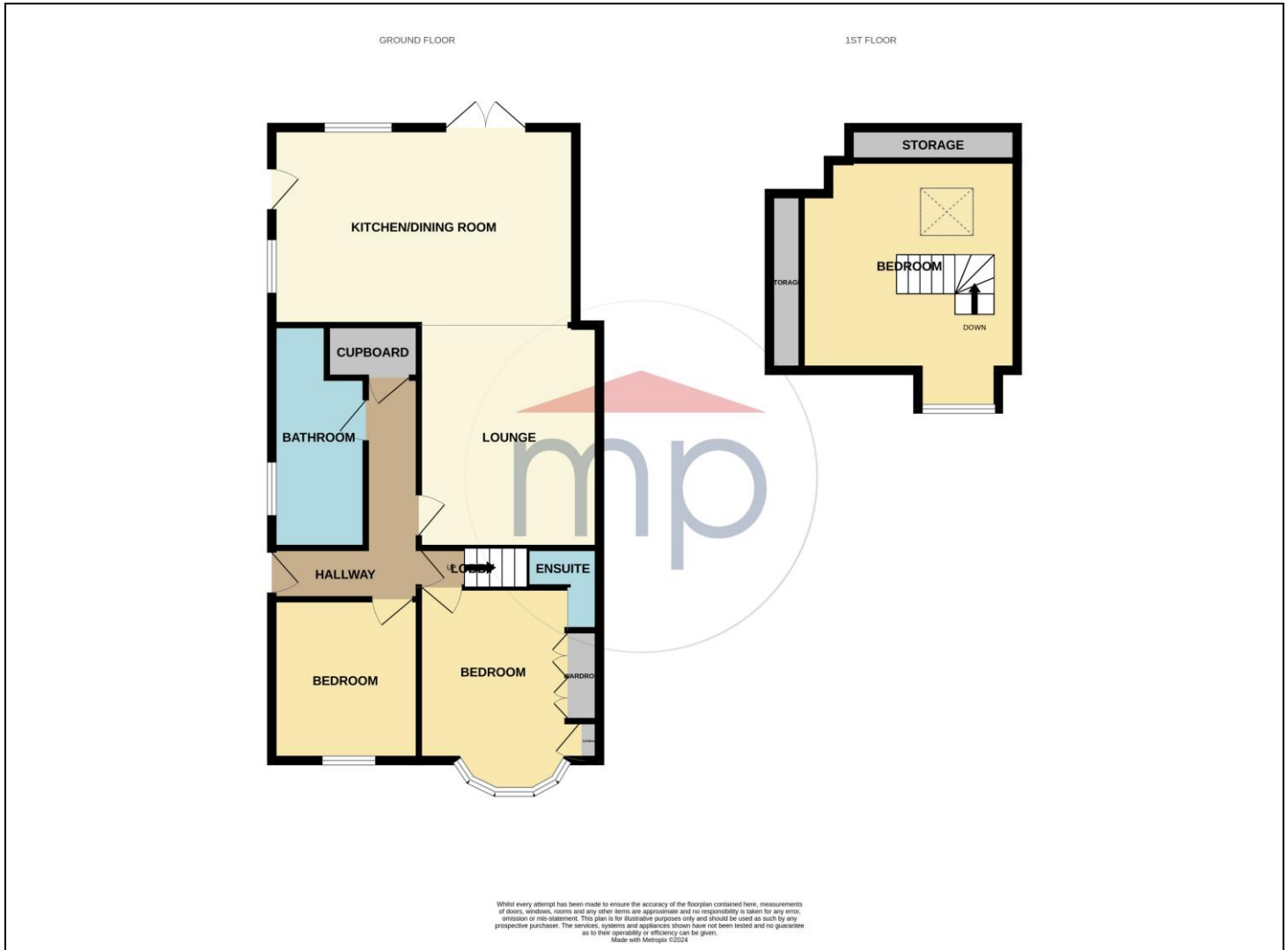
Council Tax Band: C **Tenure:** Freehold

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



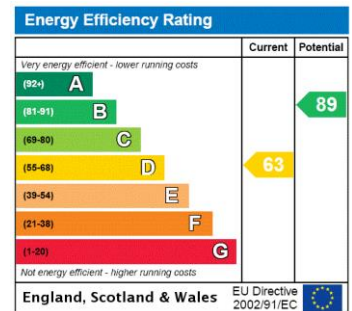
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