

HARRIS COURT, THORNABY, STOCKTON-ON-TEES, TS17 8GH



- ▲ Three Bedroom End Terrace House
- ▲ Cul-De-Sac Position
- ▲ Block Paved Double Driveway
- ▲ UPVC Double Glazing

- ▲ Gas Central Heating with Combi Boiler
- ▲ South Facing Rear Garden
- ▲ Ground Floor Cloakroom/WC

£135,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This Barratt built "The Palmerston" design three bedroom end terrace home is prefect if you are looking for a launch pad to get onto the ladder or a ready to move in home.

Set in the corner of a cul-de-sac and has the benefit of a south facing rear garden, gas central heating with combi boiler, block paved double driveway and UPVC double glazing.

The accommodation comprises entrance lobby with cloakroom/WC, front lounge, and kitchen/diner with a range of modern Shaker design units. The first floor has two double bedrooms, single bedroom, and bathroom with modern suite.

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, WC, radiator, woodgrain effect laminate flooring and electric extractor fan.

LOUNGE - 4.83m (max) x 3.7m (15'10" (max) x 12'2")
With woodgrain effect laminate flooring, radiator, and staircase to the first floor.

KITCHEN/DINING ROOM - 4.83m x 2.54m (15'10" x 8'4")
Fitted with a stunning range of blue shaker design wall, drawer, and floor units with complementary granite effect work surface, one and a half bowl inlay stainless steel sink with mixer tap, four ring gas hob with tiled splashback and electric extractor fan, integrated electric oven and microwave, plumbing for washing machine, space for fridge freezer, radiator, deep under stairs cupboard, combination boiler and UPVC door opening to the southerly facing rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 4.1m x 2.6m (13'5" x 8'6")
With radiator.

BEDROOM TWO - 3.28m x 2.6m (10'9" x 8'6")
With radiator.

TO VIEW: Tel: 01642 763636
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

www.michaelpoole.co.uk

HARRIS COURT, TS17 8GH

BEDROOM THREE - 3.8m (max) x 1.88m (12'6" (max) x 6'2")

3.8m (max) x 1.88m

With radiator and over stairs storage cupboard.

BATHROOM - White three-piece suite comprising bath with shower over, pedestal wash hand basin and WC.

EXTERNALLY

PARKING & GARDEN - To the front there is a double width block paved driveway for two cars and side gated access leads to the southerly facing rear garden with Indian flagstone patio area, lawn, outside tap and raised sleeper beds with an array of flowers. The rear garden is not directly overlooked to the rear.

AGENTS REF: - MH/LS/ING240141/18042024

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

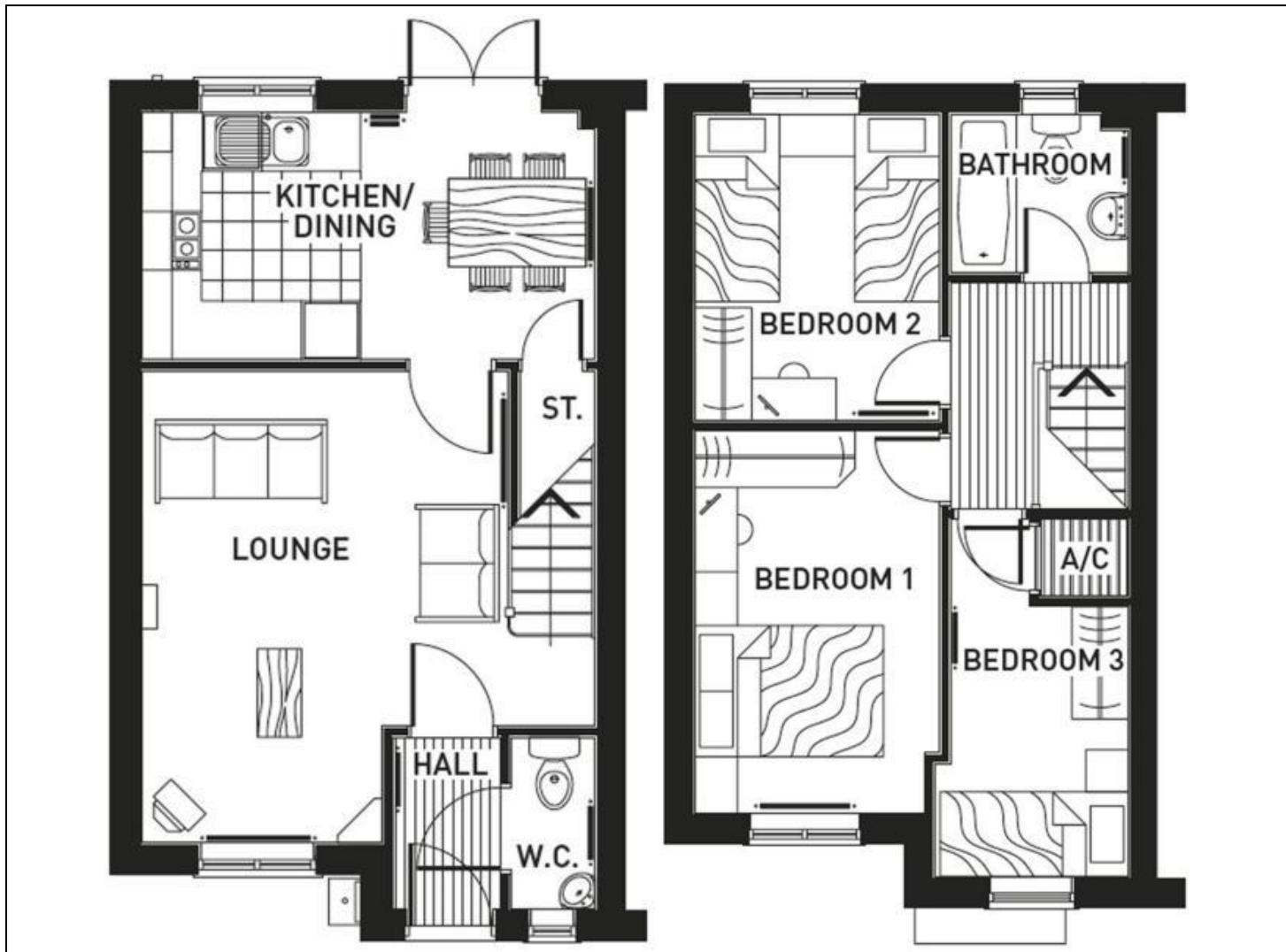
TO VIEW: Contact our Ingleby Barwick office on

Tel: 01642 763636



HARRIS COURT, TS17 8GH





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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A	91	
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



TO VIEW: Contact our Ingleby Barwick Office on Tel: 01642 763636
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA