

# LULSGATE, THORNABY, STOCKTON-ON-TEES, TS17 9DQ



- ▲ Three Bedroom Semi Detached Property
- ▲ Corner Plot Position
- ▲ Gardens to the Front, Side & Rear
- ▲ Detached Garage & Driveway

- ▲ Combi Boiler & UPVC Double Glazing
- ▲ Chain Free Sale

**£140,000**

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Set on a corner plot with a large garden, this three-bedroom semi-detached property comes to the market with a chain free sale, driveway, and a detached garage.

Comprising entrance hall, lounge, and kitchen/breakfast room with a range of modern units on the ground floor. The first floor has three bedrooms and a bathroom. Outside there are gardens to the front side and rear.

Other features include gas central heating with combi boiler and UPVC double glazing.

### GROUND FLOOR

**ENTRANCE HALL** - UPVC double glazed entrance door with glass inlay, staircase to the first floor and double doors open to the lounge.

**LOUNGE** - 5.38m (17'8") (max) x 3.56m (11'8") (max)  
With radiator.

### **KITCHEN BREAKFAST ROOM** - 4.45m x 2.72m (14'7" x 8'11")

Fitted with a range of cream wall, drawer, and floor units with complementary work surface, stainless steel sink with mixer tap and drainer, four ring gas hob with electric extractor fan over, integrated electric oven and grill, plumbing for washing machine and dishwasher, space for fridge freezer, woodgrain effect laminate flooring, under stairs storage cupboard, radiator, and UPVC door to the rear garden.

### FIRST FLOOR

**LANDING** - With airing cupboard housing the combination boiler and access to the loft.

**BEDROOM ONE** - 4.01m x 2.57m (13'2" x 8'5")  
With radiator.

**BEDROOM TWO** - 3.28m x 2.57m (10'9" x 8'5")  
With radiator.

**BEDROOM THREE** - 2.5m x 1.78m (8'2" x 5'10")  
With radiator.

**TO VIEW:** Tel: 01642 763636

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

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**BATHROOM** - Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin, WC, woodgrain effect laminate flooring, radiator, and tiled walls.

### EXTERNALLY

**GARDENS & GARAGE** - To the front there is a flagstone driveway and a lawned garden with mature bush borders adding great privacy. Gated access leads to the rear garden with flagstone driveway leading to the detached garage, lawn, flagstone patio area, and tree and bush borders.

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

**AGENTS REF:** - MH/LS/ING240212/08052024

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

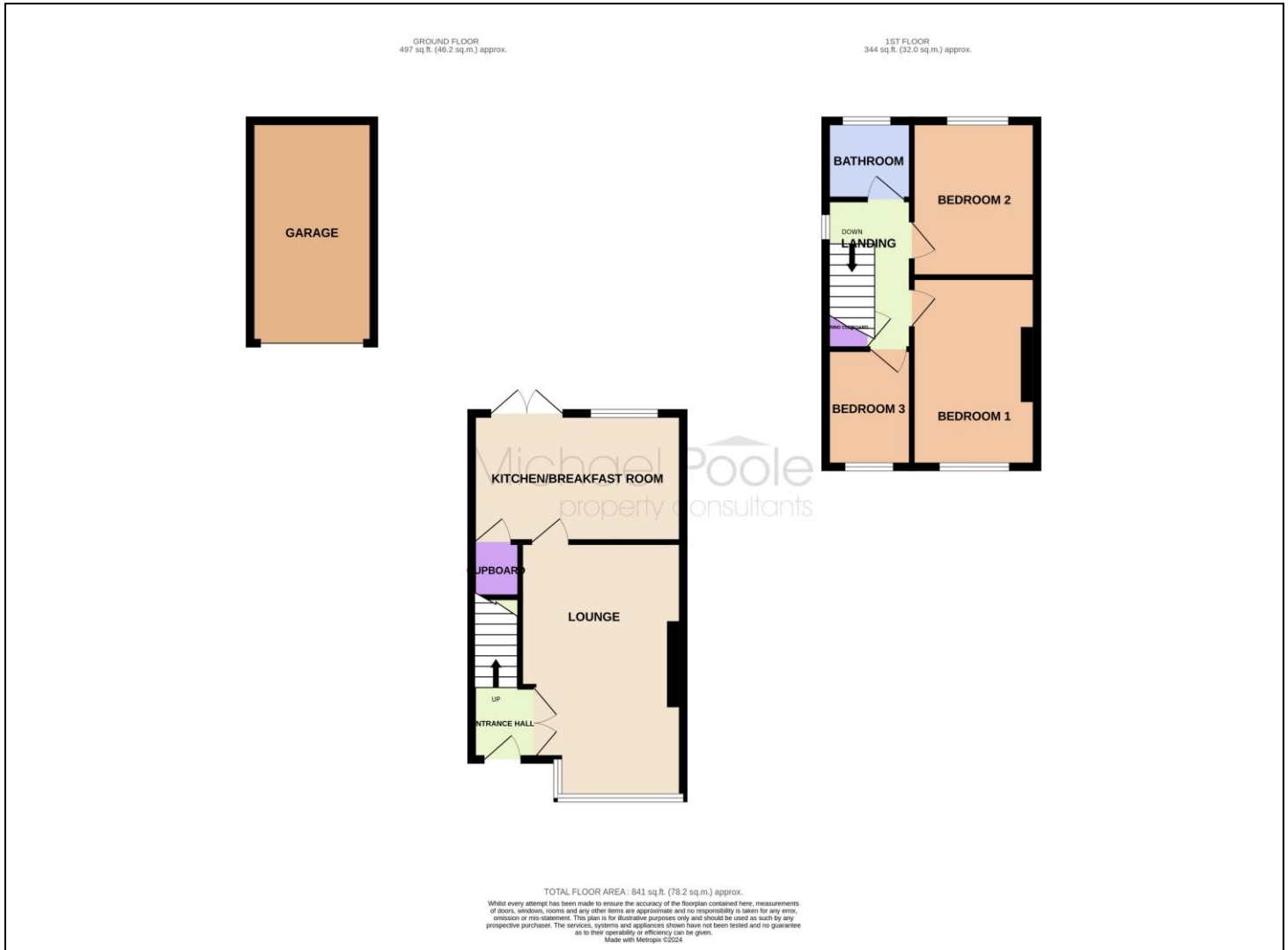
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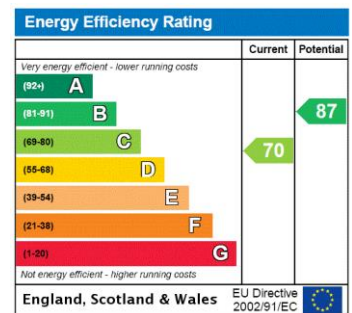


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