

HAVILLAND ROAD, THORNABY, STOCKTON-ON-TEES, TS17 9JQ



- ▲ Offered to The Market with a Chain Free Sale
- ▲ Three Bedroom Terraced House
- ▲ One Downstairs Bedroom & Two Upstairs
- ▲ 18ft Lounge

- ▲ Breakfast Kitchen with Modern Units
- ▲ Utility Room
- ▲ Close Reach to Local Amenities
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing

£87,995

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Offered to the market with a simple chain free sale this sizable, terraced house is set on the edge of the estate and has close links to local amenities. Perfect if you are looking to start your journey on the ladder or looking for a nonsense rental home.

The property comprises entrance hall, kitchen breakfast room with a range of modern style units, 18ft lounge, shower room, bedroom, utility room and further storage on the ground floor. The first floor has two further double bedrooms. Outside there is an enclosed low maintenance garden.

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

GROUND FLOOR

ENTRANCE HALL

Entered by a UPVC double glazed door, radiator, stairs to the first floor and UPVC French doors to the rear garden.

BREAKFAST KITCHEN - 4.37m (14'4") dec. to 2.41m (7'11") x 3.45m (11'4") dec. to 2.64m (8'8")

Fitted with a range of modern wood effect high gloss floor, wall and drawer units with complimentary marble effect work surface, four ring gas hob with tiled splash back and electric extractor fan over, stainless-steel sink with mixer tap, and drainer, wall mounted combination boiler, tiled effect vinyl flooring.

LOUNGE - 5.77m (18'11") into alcoves x 3.6m (11'10")

Living Flame electric fire with white surround, wood grain effect laminate flooring, and radiator.

SHOWER ROOM

Fitted with white three-piece suite with walk-in shower with glass shower screen, electric shower over, electric extractor fan, w.c., wash handbasin, tiled flooring, LED downlights and vinyl floor.

BEDROOM 1 - 3.66m (12') max. x 4.4m (14'5") max.

With radiator.

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

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UTILITY ROOM - 2.64m (8'8") dec. to 1.55m (5'1") x 2.41m (7'11") dec. to 1.83m (6')

Plumbing for washer and dryer, access into a storage cupboard.

FIRST FLOOR

BEDROOM 2 - 3.8m x 3.3m (12'6" x 10'10")

With radiator

BEDROOM 3 - 4.65m x 2.3m (15'3" x 7'7")

With radiator.

EXTERNALLY

To the rear there is an enclosed garden with flagged stone patio area, and gravelled lawn area.

AGENTS REF: - MH/GD/STO080151/07112023

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



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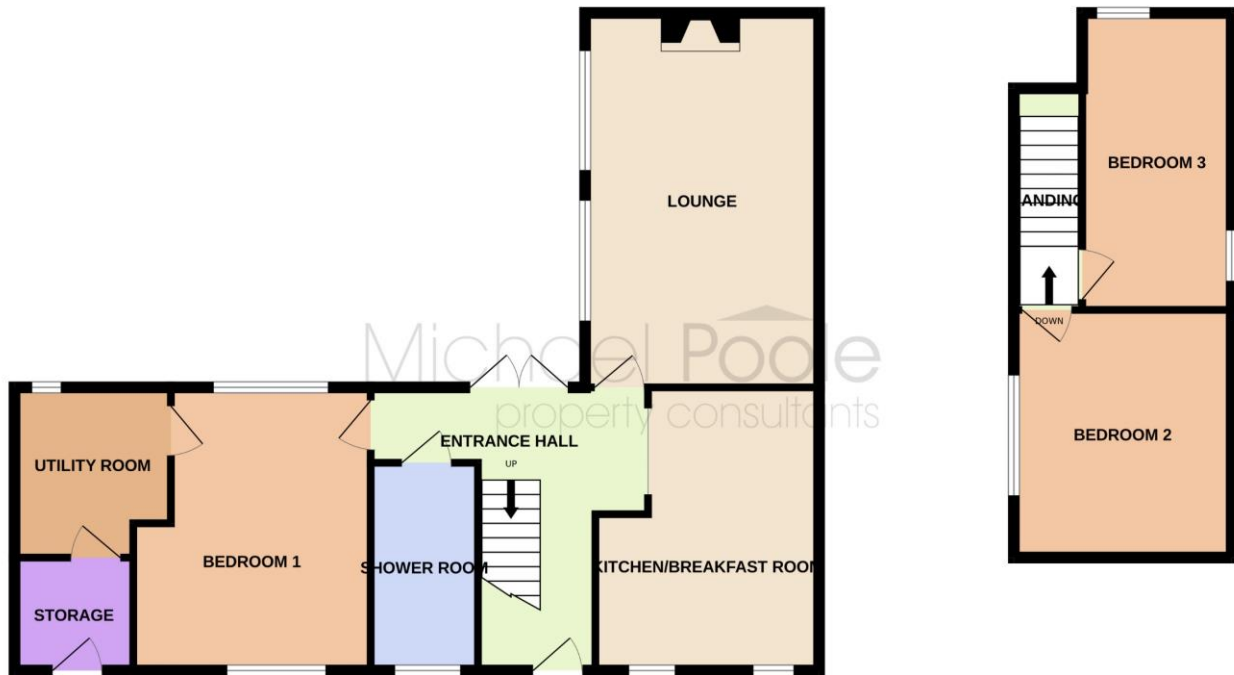
A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads "Michael Poole property consultants". The large glass windows display various property listings and brochures. The interior is lit up, and the overall scene is illuminated by the blue neon light.

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on the **BEST PRICE** you can expect in the
current market

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

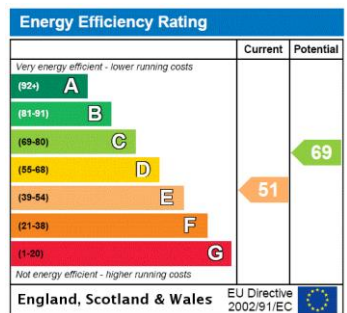
1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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