



Thorn tree Road
Thornaby, Stockton-On-Tees

£120,000

ENERGY RATING: C-69

A deceptively spacious, much improved and re-designed double fronted house ideally suited to first time buyers and families. The generous well presented living accommodation comprises; large kitchen/dining room with integrated appliances, lounge, garden room, three first floor bedrooms with an en-suite bathroom off the main bedroom and a modern shower room. There are low maintenance gardens with a large West facing rear garden. The property also benefits from newly fitted anthracite windows & a composite front door and is offered with no forward chain. Energy Rating: C-69. Council Tax Band: A (£1,634.11).



- Three Bedrooms • Mid Terraced House • Double Fronted • En Suite to Main Bedroom • New Anthracite Windows

Entrance

New composite entrance door with double glazed feature light above and leads to:

Kitchen/Dining Room

5.46m x 3.76m (17'10" x 12'4")

Front & rear aspect UPVC double glazed windows and a rear aspect UPVC door opening to the garden. A range of white high gloss base & wall units with white marble effect worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, induction hob with extractor hood over & oven below. Integrated fridge and freezer. Space & plumbing for a washing machine. Staircase to first floor, understair cupboard, storage cupboard, laminate flooring, spot lights and a modern column radiator.



Lounge

5.43m x 3.39m (17'9" x 11'1")

Front aspect UPVC double glazed window, remote controlled electric fire, coving, radiator and rear aspect UPVC double glazed French doors leading to:



Garden Room

3.18m x 3.34m (10'5" x 10'11")

Brick dwarf wall and UPVC construction with worm roof and side aspect UPVC double glazed French doors opening to the garden.

First Floor Landing

Storage cupboard, coving and access to loft via fold-out ladder.

Bedroom One

4.03m x 3.42 (into wardrobes) (13'2" x 11'2" (into wardrobes))

Front aspect UPVC double glazed window, fitted sliding wardrobes, built-in cupboard housing Baxi combi boiler, and a radiator.



- Modern Shower Room • Large West Facing Rear Garden • Council Tax Band A £1,634.11 • Energy Rating: C-69



En-Suite Bathroom

Rear aspect UPVC double glazed window, modern white suite comprising; P-shaped bath with thermostatic mixer shower over, pedestal wash basin and a low level WC. Fully tiled walls & floor, extractor fan and a chrome heated towel rail.

Bedroom Two

3.04m x 3.46m (9'11" x 11'4")

Front aspect UPVC double glazed window, fitted sliding wardrobes, built-in cupboard, coving and a radiator.

Bedroom Three

2.25m x 2.56m (7'4" x 8'4")

Rear aspect UPVC double glazed window, coving and a radiator.



Shower Room/WC

Rear aspect UPVC double glazed window, double enclosure with thermostatic mixer shower, vanity unit housing pedestal wash basin, low level WC, fully tiled walls & floor, extractor fan and a chrome heated towel rail.

Externally

There are low maintenance gardens to the property, a gravelled front garden with alleyway to the side giving rear access. To the rear is a large, enclosed, West facing garden with patio & artificial lawned areas, there are double gates to the rear which can be accessed for off-street parking.







Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - 905.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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