



Lanehouse Road, Thornaby, TS17 8EA

This beautifully presented three bedroom family house in Thornaby, featuring a detached garage and a south-facing rear garden, is ideal for first time buyers and investors. Situated in a prime location within a popular area, the property offers easy access to excellent schools, Thornaby Town Centre, and Teesside Park.

Upon entering, you are greeted by a welcoming hall leading to a spacious lounge with a deep bay window seat and feature fireplace. The dining room opens out to the rear garden through double French doors, while the modern, generously sized kitchen is equipped with shaker style units. Upstairs, you'll find three bedrooms and a stunning refitted bathroom, complete with a freestanding bath, shower, and screen. Additional benefits include uPVC double glazed windows and combi gas central heating.

The exterior features a front lawned garden with an established hedge for added privacy, and a long driveway running alongside the house with gates for extra security, leading to the rear garage. The sunny, south-facing rear garden, with lawn and patio areas, is perfect for outdoor enjoyment.

Conveniently located, this home provides excellent access to good primary and secondary schools, as well as nearby amenities such as a multi-screen cinema and bowling alley. Superb transport links are available via local bus routes, the A66, A19, and Thornaby Train Station, making it an ideal location for families and commuters alike.

£155,000



3



1



2



C

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HALL

LOUNGE

11'11 x 14'9 (3.63m x 4.50m)

DINING ROOM

10'9 x 12'4 (3.28m x 3.76m)

KITCHEN

16'1 x 7'0 (4.90m x 2.13m)

LANDING

BEDROOM ONE

12'6 x 10'9 (3.81m x 3.28m)

BEDROOM TWO

10'2 x 12'4 (3.10m x 3.76m)

BEDROOM THREE

7'1 x 7'0 (2.16m x 2.13m)

BATHROOM

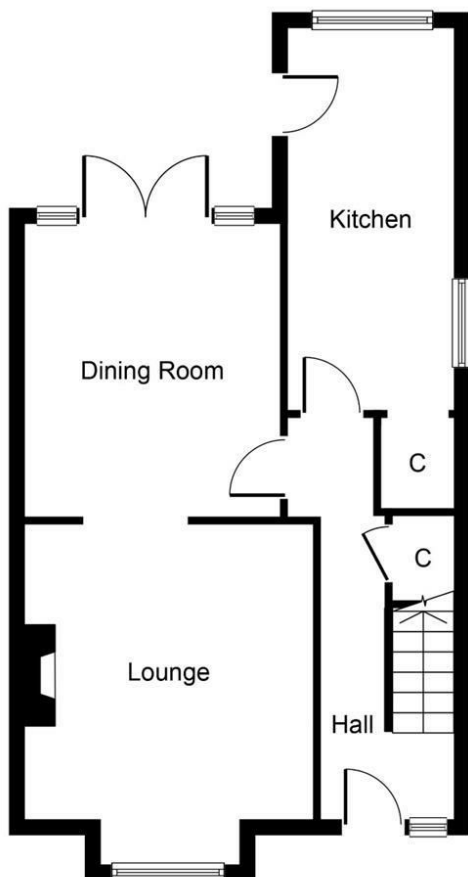
7'7 x 8'7 (2.31m x 2.62m)



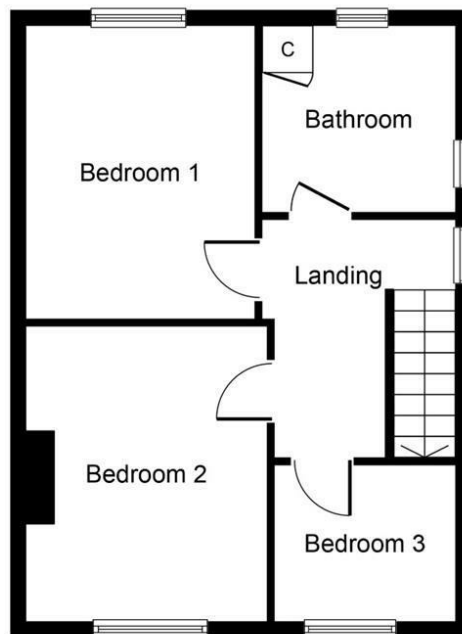




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Ground Floor

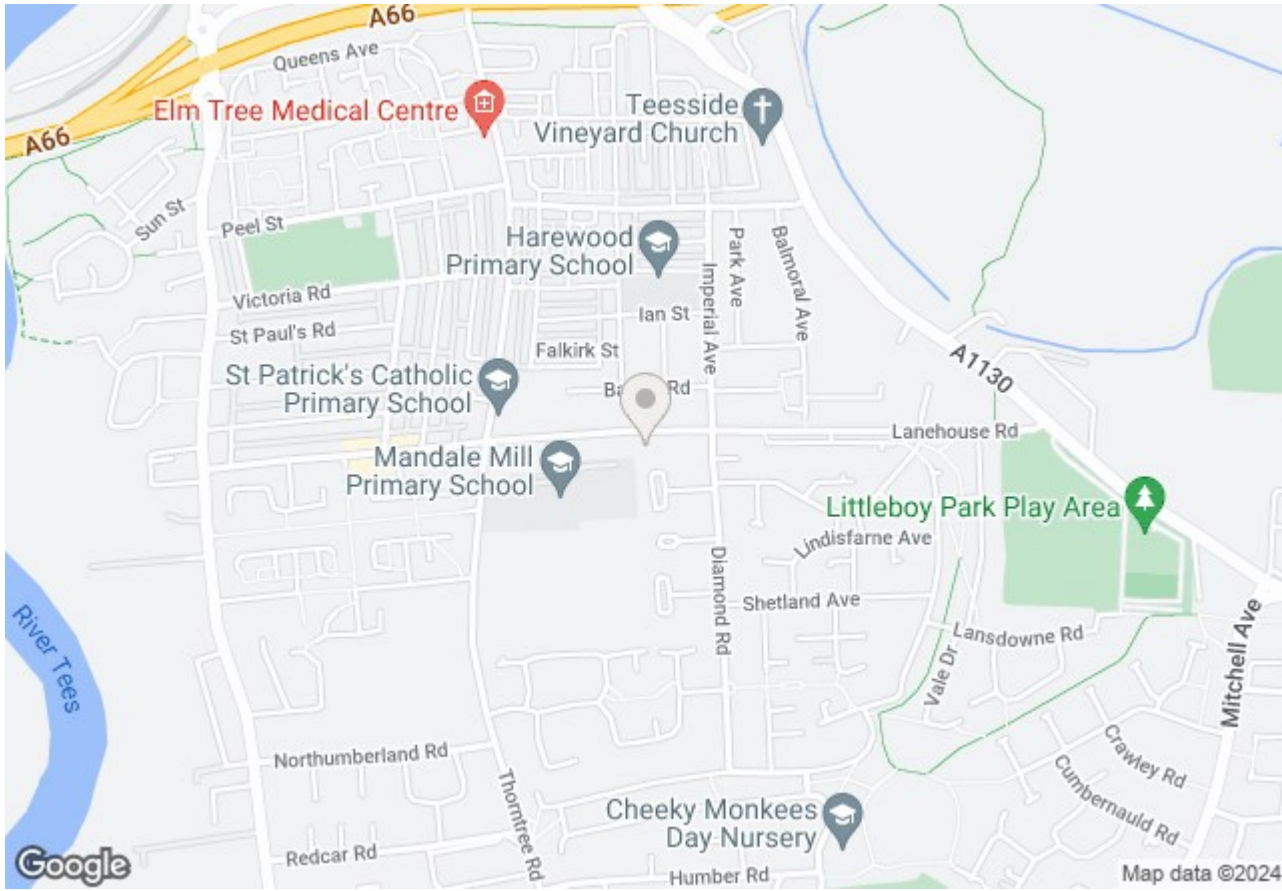


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 71 | 84 |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | EU Directive 2002/91/EC | | |

VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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