



## Barkston Avenue, Thornaby, Stockton-On-Tees, TS17 0LE

Situated in Thornaby, this substantially extended five bedroom home has been thoughtfully reconfigured to suit modern family life. The property occupies a desirable end plot in a cul de sac with a double width driveway providing off street parking.

The ground floor has an impressive open plan kitchen/dining and family living space which is the heart of the home. The kitchen is fitted with an extensive range of contemporary units incorporating integrated appliances; double oven, a five burner gas hob and wine cooler and central island, with ample space for both dining and seating areas, making it perfect for everyday family use and social gatherings. A separate lounge provides a more formal living space, complemented by a further family room which would also suit use as a playroom, office or a snug. Additional ground floor accommodation includes a utility room, entrance hall with composite front door and a convenient cloakroom.

To the first floor, the spacious landing leads to five well proportioned bedrooms. The main bedroom benefits from an en-suite fitted with a large shower cubicle, while the remaining bedrooms are served by a family bathroom. Several bedrooms include fitted wardrobes, offering excellent storage throughout.

Further benefits include gas central heating via a combination boiler installed in 2025 (as advised by the sellers) and double glazing. Located within easy reach of local schools, shops and amenities, with good transport links for Teesside and beyond, this impressive home must be viewed to fully appreciate the size, layout and quality on offer.

£260,000

 5  2  2  C

HALL

LOUNGE

23'10" x 10'6" (7.26m x 3.20m)

KITCHEN/DINING ROOM

20'7" x 13'4" (6.27m x 4.06m)

UTILITY

8'10" x 7'10" (2.69m x 2.39m)

FAMILY ROOM

14'4" x 10'4" (4.37m x 3.15m)

LANDING

BEDROOM ONE

13'5" x 13'4" (4.09m x 4.06m)

EN-SUITE

7'6" x 6'9" (2.29m x 2.06m)

BEDROOM TWO

13'10" x 10'4" (4.22m x 3.15m)

BEDROOM THREE

12'2" x 10'1" (3.71m x 3.07m)

BEDROOM FOUR

11'5" x 5'5" (3.48m x 1.65m)

BEDROOM FIVE

8'11" x 6'9" (2.72m x 2.06m)

BATHROOM

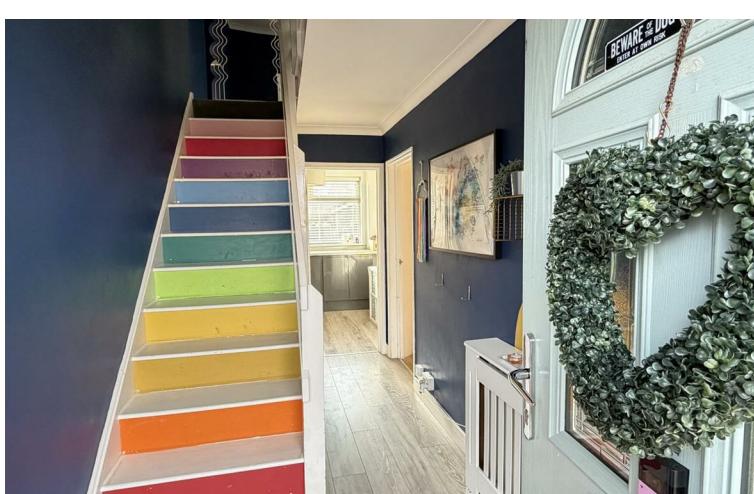
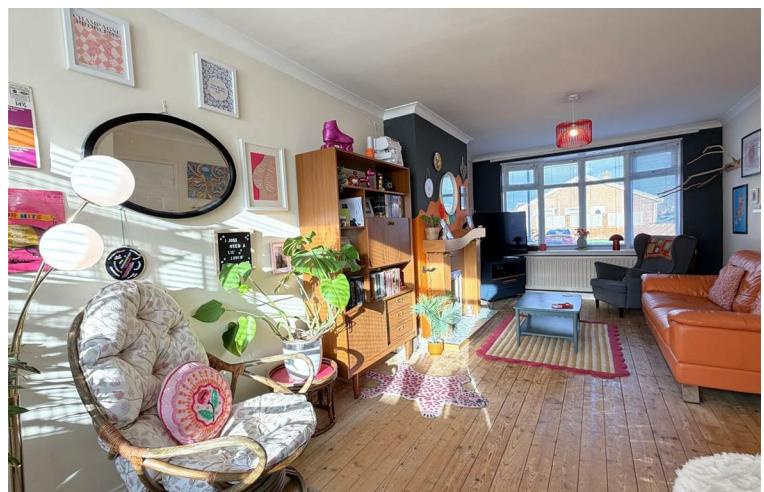
7'11" x 5'5" (2.41m x 1.65m)

AML PROCEDURE

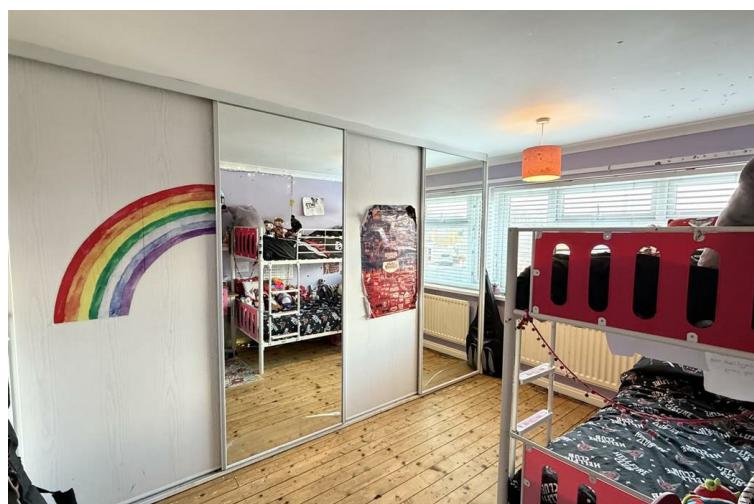
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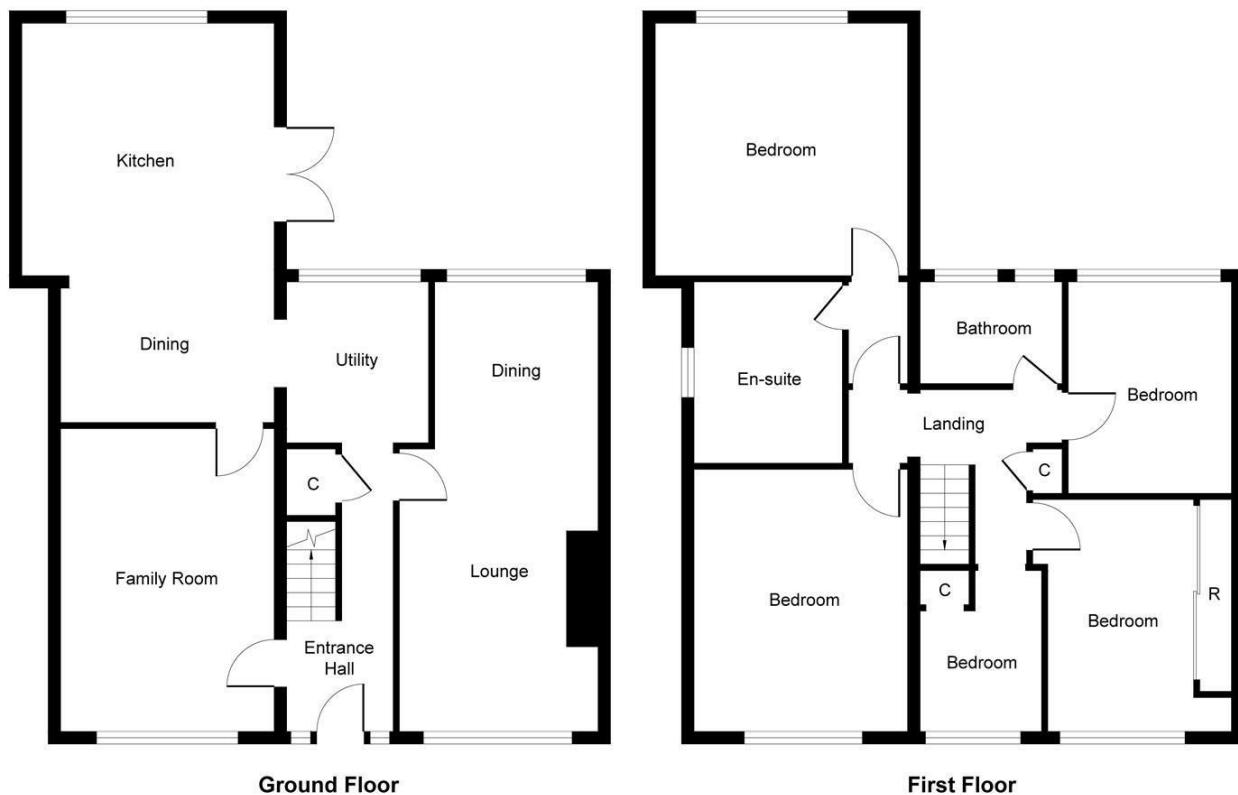
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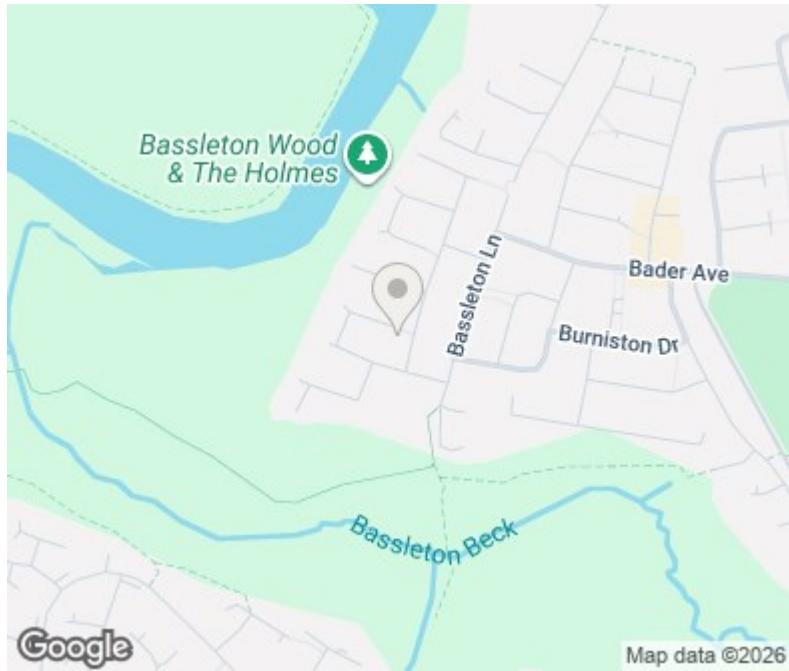
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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17 Bishop Street, Stockton on Tees, TS18 1SY  
[stockton@gowlandwhite.co.uk](mailto:stockton@gowlandwhite.co.uk)

Tel: 01642 615657