

Charrington Avenue, Thornaby



Asking Price £194,995









This much improved, and extended three bedroom property is a fine example of its kind, and early viewing is certainly recommended.

The extension increases the kitchen size, running behind the garage, whilst approximately 3/4 of the garage has also been converted to deliver a great play room/sitting room with feature panelling, further enhancing the already generous ground floor living space.

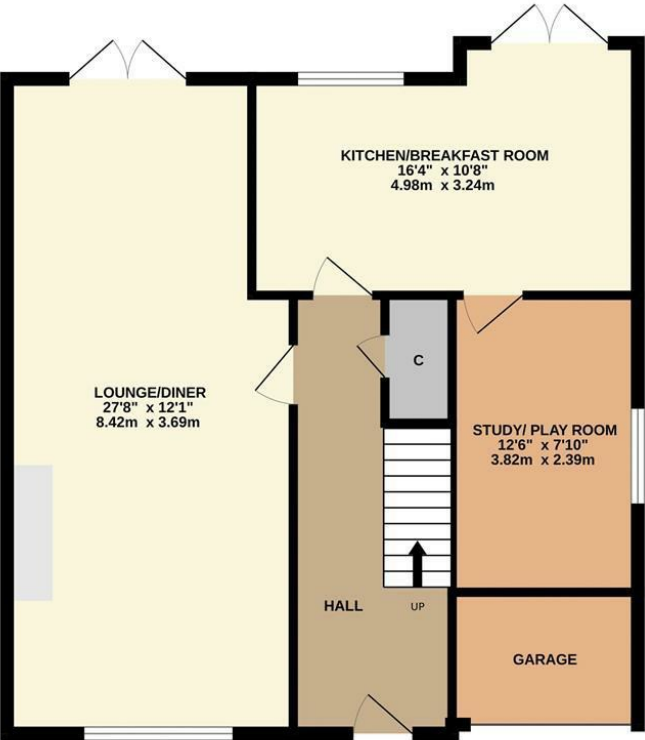
Located within the much favoured Thornaby area whilst enjoying a cul-de-sac position, just moments from the woods, and enjoying an attractive rear garden, front garden and extended drive.



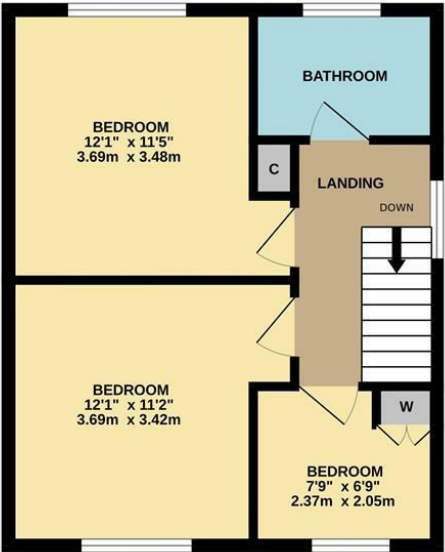
Briefly, the accommodation comprises an entrance hall, large open-plan lounge/diner, separate extended kitchen/breakfast room and study/play room to the ground floor. The first floor brings three bedrooms, the main with fitted robes, a benefit that bedroom three also enjoys, and the separate smart family bathroom.

# The Layout

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: C  
Tenure: Freehold





- Upgraded and extended three bedroom property
- Sought after Thornaby area
- Generous accommodation with partially converted garage
- Attractive through, viewing essential
- Delightful gardens and extended drive





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