

Shetland Avenue, Thornaby



£195,000

IH INGLEBY HOMES





This spacious three-bedroom detached property has seen significant improvement, and enjoys plenty of impressive features.

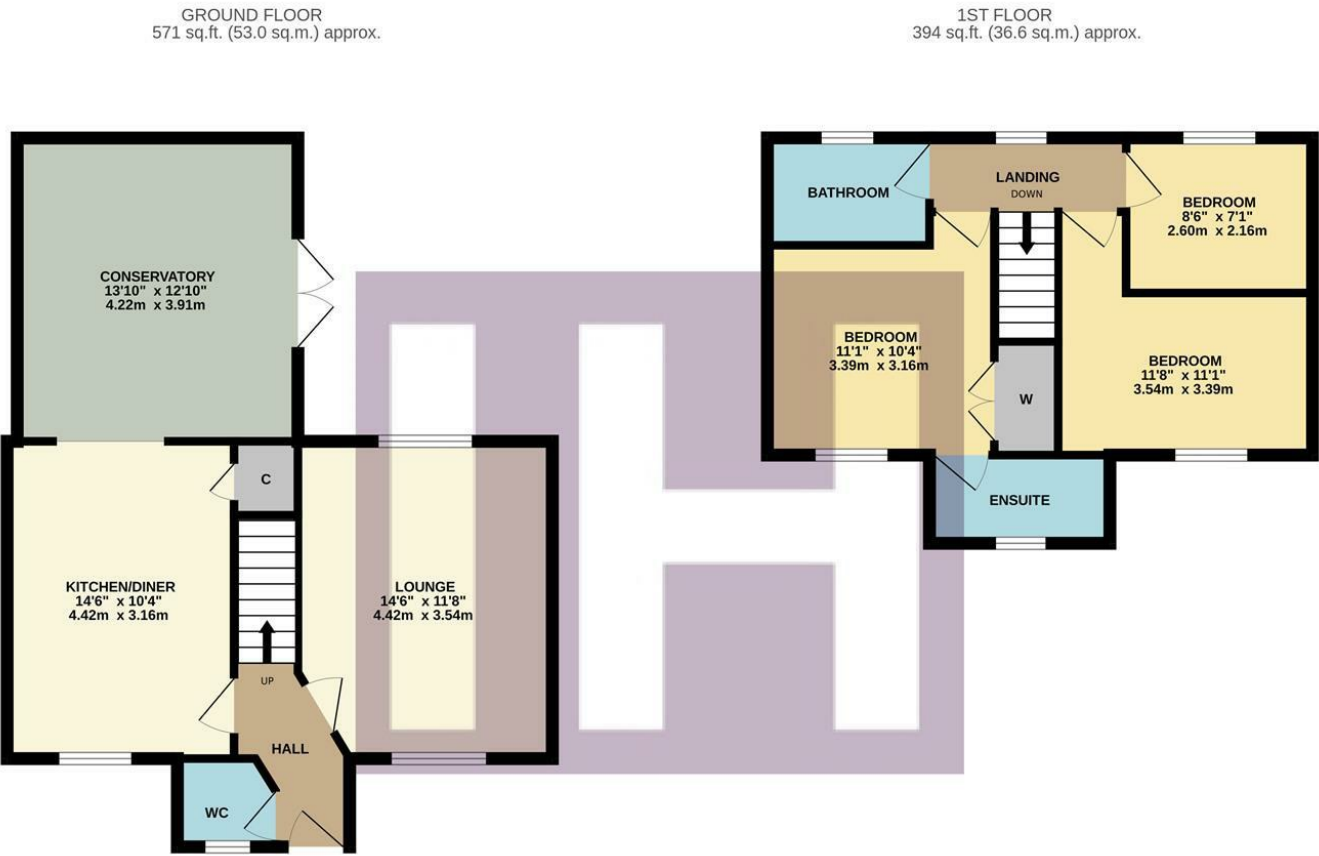
The large rear conservatory, landscaped garden with 'Bar', built-in media wall within the lounge, partially converted garage/office and bespoke upholstered 'full-wall' 'Bed Head' in the 'Master' bedroom are all worthy of special mention.

Briefly, the accommodation comprises an entrance hall, cloakroom/WC, lounge, kitchen/diner and large conservatory to the ground floor. The first floor brings three bedrooms, 'Master' with ensuite, and separate family bathroom.



The front garden is fence enclosed and gated to a front path, with a side drive allowing off-road parking. Approximately 3/4 of the garage has been converted to bring a useful space, ideal for a home office, den, or play room, and is accessed from the garden, which enjoys a re-laid patio, and artificial lawn.

The Layout



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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 ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current			Current		
Potential			Potential		
A (92 plus)			A (92 plus)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: C
Tenure: Freehold



- A much improved three bedroom detached property
- Large rear conservatory enhancing the living space
- Landscaped rear garden with 'Garden Bar'
- Majority converted garage delivering an ideal home office or play room
- Media wall built-in to lounge
- Available with 'No Forward Chain'



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