

Sir Douglas Park, Thornaby



Asking Price £135,000

IH INGLEBY HOMES





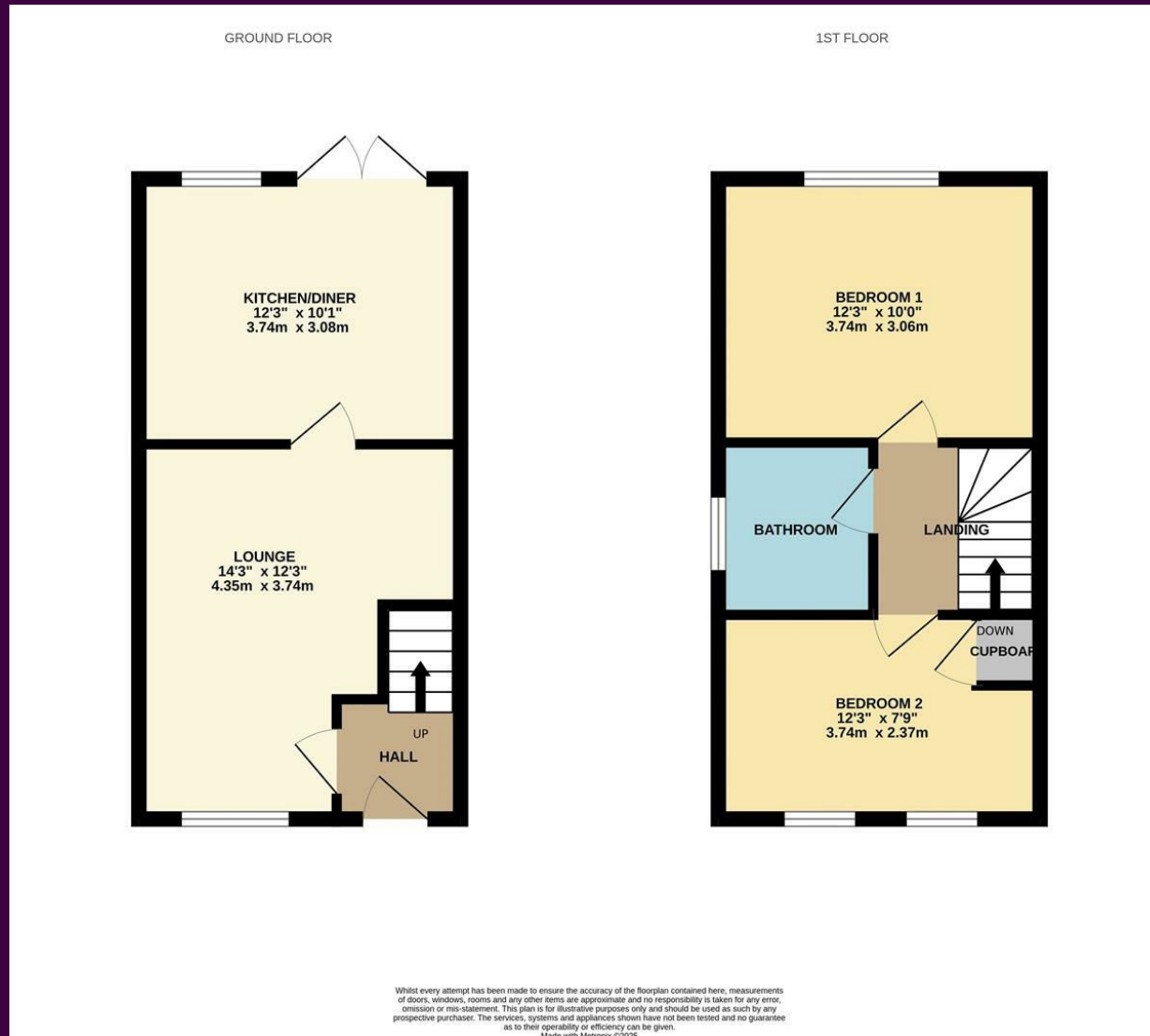
This impressive two bedroom property is fine example of its kind, with the superb refitted kitchen and bathroom being features worthy of special mention.

The attractive plot and south facing rear garden is another strength, whilst the lengthy side drive provides ample off road parking, alongside the attractive front garden. Being of particular interest to the first time buyer, and those looking for an ideal 'buy to let' - early viewing is suggested.

Briefly, the accommodation comprises an entrance hall, lounge and open-plan kitchen/diner to the ground floor. The first floor delivers two double bedrooms, and the refitted family bathroom, all warmed vis a combi boiler, and enjoying full UPVC double glazing. The generous rear garden is not over looked from behind, with large re-laid patio, lawn and quality timber shed.

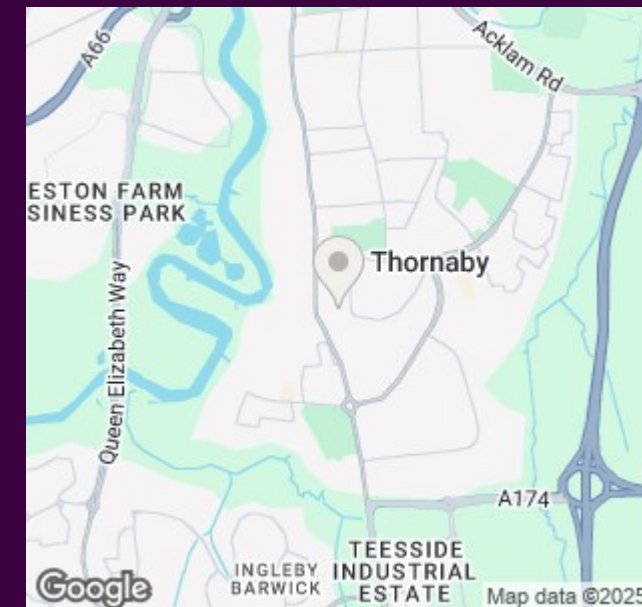


The Layout



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) 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		73	88	Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales EU Directive 2002/91/EC 				England & Wales EU Directive 2002/91/EC 			

The Location



Council Tax Band:
Tenure:

B
Freehold



- Attractive two bedroom semi-detached property
- Impressive refitted kitchen and bathroom
- Generous south facing rear garden, lengthy drive
- Ideal first purchase
- Combi-boiler gas central heating
- Viewing advised