

Stainsby Street, Thornaby



£80,000

**IH** INGLEBY HOMES





Impressive and refurbished, internal inspection is strongly advised to appreciate this very attractive two double-bedroom property.

Refurbished, with features that include newly laid carpets, fresh décor, a replaced combi-boiler with radiators, a modern family bathroom and fitted kitchen/diner with appliances.

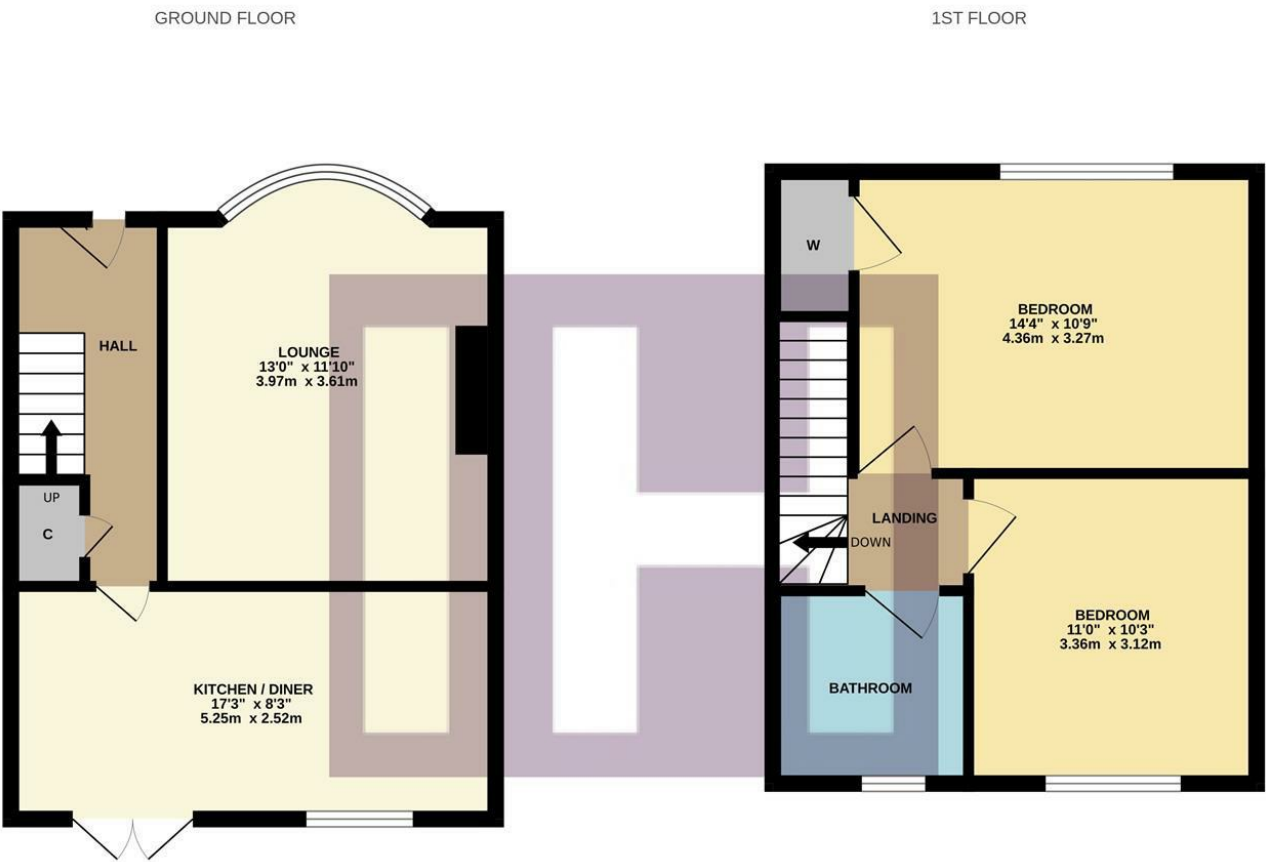
The ground floor accommodation comprises an entrance hall with storage cupboard, bay-fronted lounge with modern fire, and separate open-plan kitchen/diner with appliances that include the fridge/freezer, washing machine, dishwasher, oven and hob.

The first floor brings two good bedrooms, the front being especially generous with walk-in robe, separate modern family bathroom.

The small front garden is fence enclosed with gated access, complimented by the garden, which is fully fence enclosed, with lawn and patio, whilst enjoying a sunny, westerly aspect.



# The Layout



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		87	(81-91) B		
(69-80) C	74		(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: A  
Tenure: Freehold



- Modern, attractive and refurbished
- Spacious bay-fronted lounge
- Open-plan kitchen/diner with appliances
- Fresh décor and re-laid carpets
- replaced 'combi' boiler and radiators
- Enclosed rear garden
- No forward chain