



Lindisfarne Avenue, Thornaby, STOCKTON-ON-TEES TS17 8GJ

welcome to

Lindisfarne Avenue, Thornaby STOCKTON-ON-TEES

In brief the accommodation comprises: entrance hallway with stairs to the first floor, lounge to front with arch through to a separate dining room which leads into a beautifully appointed kitchen/utility room and downstairs w.c.

Entrance Hallway

Entered via UPVC door to front elevation with window to side, radiator and stairs to first floor landing.

Lounge

13' 10" x 10' 7" (4.22m x 3.23m)

Double glazed window to front elevation, radiator, spotlighting, hardwood flooring, TV and telephone point and under stairs storage cupboard. Arch through to dining room.

Dining Room

8' 1" x 8' 1" (2.46m x 2.46m)

Double glazed window to rear elevation, radiator, hardwood flooring and door to kitchen.

Kitchen

8' x 8' 8" (2.44m x 2.64m)

Fitted with a range of wall and base units with complimentary worktop surfaces, incorporating sink and drainer unit, four ring gas hob with electric oven and extractor hood above, double glazed window to rear elevation and tiled flooring.

Utility Room

4' 8" x 5' 3" (1.42m x 1.60m)

Plumbing for washing machine, wall mounted boiler, radiator and door to rear elevation.

Downstairs W.C.

Fitted with a two piece white suite comprising close coupled WC, part tiled walls, spotlighting, chrome heated towel rail, wall mounted wash hand basin and double glazed window to side elevation.





First Floor Landing

Bedroom One

10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed window to front elevation, radiator, TV point and spotlighting.

Dressing Room

Double glazed window to rear elevation and laminate flooring.

En - Suite

Fitted with a two piece white suite comprising double shower cubicle, wall mounted wash hand basin, close coupled WC, extractor fan, radiator and double glazed window to rear elevation.

Bedroom Two

10' 1" x 10' 7" (3.07m x 3.23m)

Double glazed window to front elevation and laminate flooring.

Bedroom Three

11' 7" x 6' 2" (3.53m x 1.88m)

Double glazed window to rear elevation, radiator and TV point.



Bathroom

Fitted with a three piece white suite comprising panel bath with overhead mixer shower and tap, pedestal wash hand basin, close coupled WC, extractor fan, shaver point and part tiled walls.

Externally

Gardens to front and rear of the property. Double driveway leading to single integral garage. Garden to rear is larger than average and has a decked patio area.



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welcome to

Lindisfarne Avenue, Thornaby STOCKTON-ON-TEES

- MODERN DETACHED HOUSE
- IDEAL FAMILY HOME
- DOWNSTAIRS W.C
- UTILITY ROOM
- THREE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

fixed price

£170,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
STO111021 - 0002

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