



The Green, Thornaby Stockton-On-Tees TS17 0AN

welcome to

The Green, Thornaby Stockton-On-Tees

Positioned within the highly sought after location of THORNABY GREEN, this immaculate and BEAUTIFULLY PRESENTED semi-detached house boasts high standards of living accommodation.

Entrance Porch

Entered via UPVC door to front elevation. Door into hallway.

Hallway

Under stairs storage cupboard, radiator and stairs to first floor landing.

Dining Room

15' 5" x 13' 4" into bay (4.70m x 4.06m into bay)
Wall lights and fireplace with surround.

Lounge

15' 6" maximum x 18' 11" maximum (4.72m maximum x 5.77m maximum)
Wall lights, feature fireplace, window to rear elevation and single UPVC door to rear garden, radiator and TV point.

Kitchen

15' 6" x 8' 5" (4.72m x 2.57m)
Fitted with a range of units, built in oven, integrated dishwasher and fridge, sink with mixer taps, space for dining table, radiator, TV point, window to rear elevation and door to utility room.

Utility Room

9' 6" x 9' (2.90m x 2.74m)
Range of units, boiler, plumbing for washing machine, sink and drainer unit and window and personal door to rear elevation.

Ground Floor Shower Room

WC, sink with mixer taps, chrome towel rail, extractor fan, spotlights and shower cubicle.





First Floor Landing

Window to side elevation.

Bedroom One

13' 3" into bay x 14' (4.04m into bay x 4.27m)

Built in fitted wardrobes, TV point and bay window to front.

Bedroom Two

12' x 13' maximum (3.66m x 3.96m maximum)

Built in fitted wardrobes, window to rear elevation and radiator.

Bedroom Three

8' 7" x 7' 6" (2.62m x 2.29m)

Window to front elevation, TV point and radiator.

Bathroom

Window to rear elevation, wash hand basin, WC, P shaped bath with overhead shower unit and range of units.

Second Floor Landing

Loft Room

17' 11" x 13' 3" (5.46m x 4.04m)

Window to side elevation and built in fitted wardrobes.

Externally

To the front of the property there is a laid to lawn garden and driveway leading to garage. Rear garden with patio area, plants and shrubs and mainly set to lawn.



view this property online mannersandharrison.co.uk/Property/STO113095



welcome to

The Green, Thornaby Stockton-On-Tees

- THREE BEDROOM SEMI-DETACHED HOUSE!
- TWO RECEPTION ROOMS
- UTILITY ROOM
- TWO BATHROOMS
- DRIVEWAY

Tenure: Freehold EPC Rating: D

£310,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/STO113095



Property Ref:
STO113095 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk