



Thornfield Grove,

£190,000



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Thornfield Grove, Middlesbrough, Cleveland

£190,000

- Virtual Tour - This charming, extended home is packed full of character and intriguing history as well as being situated on a highly sought after street in Linthorpe, Middlesbrough. One of the first four homes built on the road, the home possesses many original features, creating an ideal foundation to build your dream home. Upon arriving at the property, you are met with instant curb appeal as a paved drive leads to the detached garage. Stepping inside, you can expect a traditional interior and accommodation comprising of, in brief, Entrance Hall, Lounge, Dining Room, Sitting Room, Kitchen, Rear Porch, Storage Cupboard and W.C. The First Floor features the Landing, Three Bedrooms, Bathroom and W.C. Externally to the rear is an impressive South Facing Garden providing the perfect space to enjoy the great outdoors. Whether that be enjoying a BBQ on a summers day, or unwinding with a glass of something cold. Other additional benefits include a Combi Boiler, uPVC Double Glazing and a Security Alarm System. Thornfield Grove is a popular street because of its close proximity to many local amenities including Shops, Pubs and great Educational Facilities.

GROUND FLOOR

ENTRANCE HALL

Enter via a Double Glazed Composite Door into the Entrance Hall with Stairs leading to the First Floor. Original Delf Rack and Stair Case.

LOUNGE

3.73m x 4.39m (12'3" x 14'5")

This Spacious Reception Room is situated at the front of the property and features a Walk In Bay Window and the Original Photo Rails.

The main focal point however, is the Original Mahogany Fireplace, with a Gas Fire.

DINING ROOM

3.85m x 3.49m (12'8" x 11'6")

The Dining Room features the Original Photo Rails and is situated at the rear of the property, overlooking the beautiful garden.

SITTING ROOM

3.97m x 2.64m (TO STORAGE) (13'0" x 8'8" (TO STORAGE))

This Reception Room leads into the Kitchen and provides a great space for either a Sitting Room or even a Breakfast Room. Built In Storage Cupboards.

KITCHEN

4.59m x 2.06m (15'1" x 6'9")

The Extended Kitchen features a range of Wall, Base and Drawer Units. Cooking facilities are provided by a Free Standing Cooker.

REAR PORCH

Access to the Garden via Double Glazed uPVC Door.

STORAGE CUPBOARD

W.C

Fitted W.C.

FIRST FLOOR

LANDING

Large Built In Storage Cupboard.

BEDROOM

3.74m x 3.52m (12'3" x 11'7")

Double Bedroom situated at the front of the property with Walk In Bay Window.

BEDROOM

3.83m x 3.47m (12'7" x 11'5")

Double Bedroom situated at the rear of the property with Built Storage Cupboard/Wardrobe.

BEDROOM

2.26m x 3.01m (7'5" x 9'11")

This Bedroom is situated at the front of the property.

BATHROOM

1.84m x 2.08m (6'0" x 6'10")

Bathroom features a Three Piece Suite comprising of a Shower Cubicle, Pedestal Wash Hand Basin and a Straight Panel

Bath. Built In Storage Cupboard Houses the Combi Boiler.

W.C

Fitted W.C.

EXTERNAL

Externally to the rear is an impressive South Facing Garden providing the perfect space to enjoy the great outdoors. Whether that be enjoying a BBQ on a summers day, or unwinding with a glass of something cold.

FLOORPLAN

Laser Tape Clause

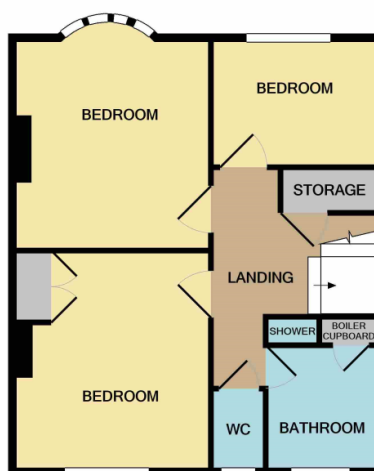
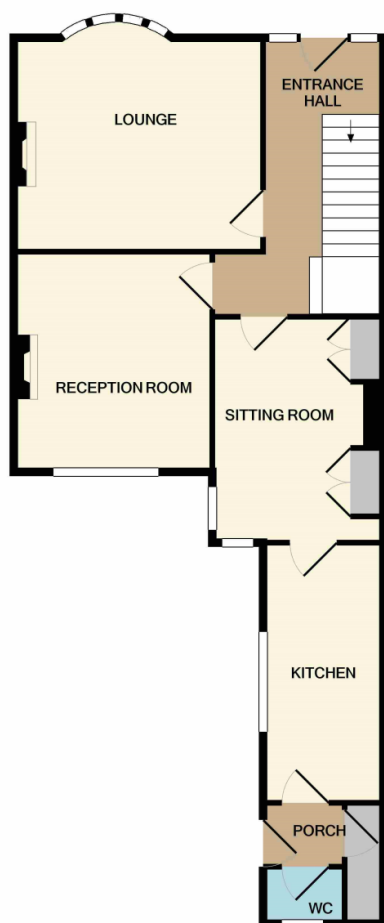
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



1ST FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1247 SQ.FT. (115.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 723 SQ.FT.
(67.2 SQ.M.)

Agent's Notes Please note that we try to ensure accuracy in the sales particulars are, in fact, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

Will confirm moveable items described. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

