

CLARKE | MUNRO

ESTATE AGENTS

14 - 16 Lanehouse Road, Thornaby, TS17 8AG



Price: Offers in the
Region Of £220,000



01642 361 111
visit clarkemunro.com for details

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Key Features:

- FIVE BEDROOM DETACHED FAMILY HOME (Originally two semi detached properties made into one spacious family home)
- 3 BATHROOMS
- VERY LARGE LOUNGE/LIVING SPACE
- SUPERB CONSERVATORY
- LARGE PLOT WITH LOTS OF GARDEN SPACE
- Council tax band C / EPC rating D



Property Description:

Clarke Munro would like to offer the opportunity to purchase this rare property within the Thornaby area. Originally two semi detached properties this has now been made into one spacious family home. This property has five bedrooms, two bathrooms and so much living space you would probably struggle to fill it. An internal viewing is absolutely necessary to appreciate what is on offer. Internally, entering from the left, there is a hallway leading to the large lounge, kitchen with a range of modern fitted units to the left, to the rear of the large square lounge is a generous conservatory opening to the rear garden. To the right of the property, the original kitchen is now a handy office/hobby room and ground floor wet room. To the first floor there are 5 double bedrooms - some with storage, a bathroom, a separate shower room and two separate toilets. The property is sitting on a large corner plot, with lawned area, patio area and driveway to the rear along with garage.



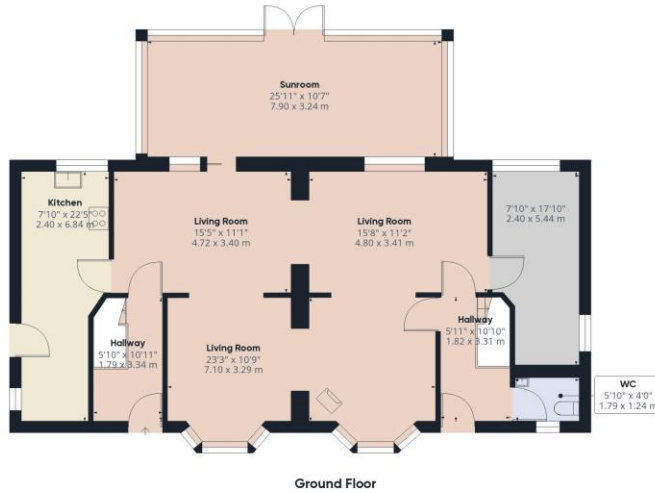
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TO VIEW: Tel: **01642 36111**

65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

www.clarkemunro.com

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Approximate total area⁽¹⁾
2357.54 ft²
219.02 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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