



Thornton Close, DH4 7RA
3 Bed - House - Semi-Detached
Or Nearest Offer £147,500

ROBINSONS
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*** NO CHAIN * MUCH IMPROVED * CUL DE SAC * NEW BATHROOM * EXCELLENT QUALITY * CONSERVATORY, UTILITY ROOM AND DOWNSTAIRS WC ***

Located in a cul de sac on this traditionally popular residential development, we offer this much improved family home. Internally the property is presented to an excellent standard throughout and has a floorplan comprising of: entrance lobby, large lounge extending to a dining area, kitchen, useful utility room, downstairs WC, and a conservatory. To the first floor there are three well-sized bedrooms all having storage, and a re-fitted shower room / wc. Externally there are gardens to the front and rear, a driveway and garage.

The property has full double glazing and gas fired central heating. In our opinion due to the size, standard, and a location of this home it should suit the needs of a variety of potential purchasers - particularly families.

The property has access to a range of local shops and amenities, Barnwell Primary School lies a short distance away as does Herrington Country Park with the A183 providing access to the A19 and the A1(M) ideal for this wishing to travel to major towns and cities in the North and South.

Please call us 7 days a week to arrange a viewing on this must have home: 0191 386 2777.



GROUND FLOOR

Entrance Porch

Lounge

17'4 x 16'11 (5.28m x 5.16m)

Dining Area

10'6 x 8'2 (3.20m x 2.49m)

Kitchen

10'6 x 9 (3.20m x 2.74m)



Utility Room

Downstairs WC

Conservatory



FIRST FLOOR

Landing



Bedroom One

14'9 x 7'10 (4.50m x 2.39m)

Bedroom Two

11'9 x 7'10 (3.58m x 2.39m)

Bedroom Three

11'1 x 7'9 (3.38m x 2.36m)



Re-Fitted Shower Room

EXTERNALLY

Front Garden, Driveway and Garage

Well Sized Rear Garden and Patio Area



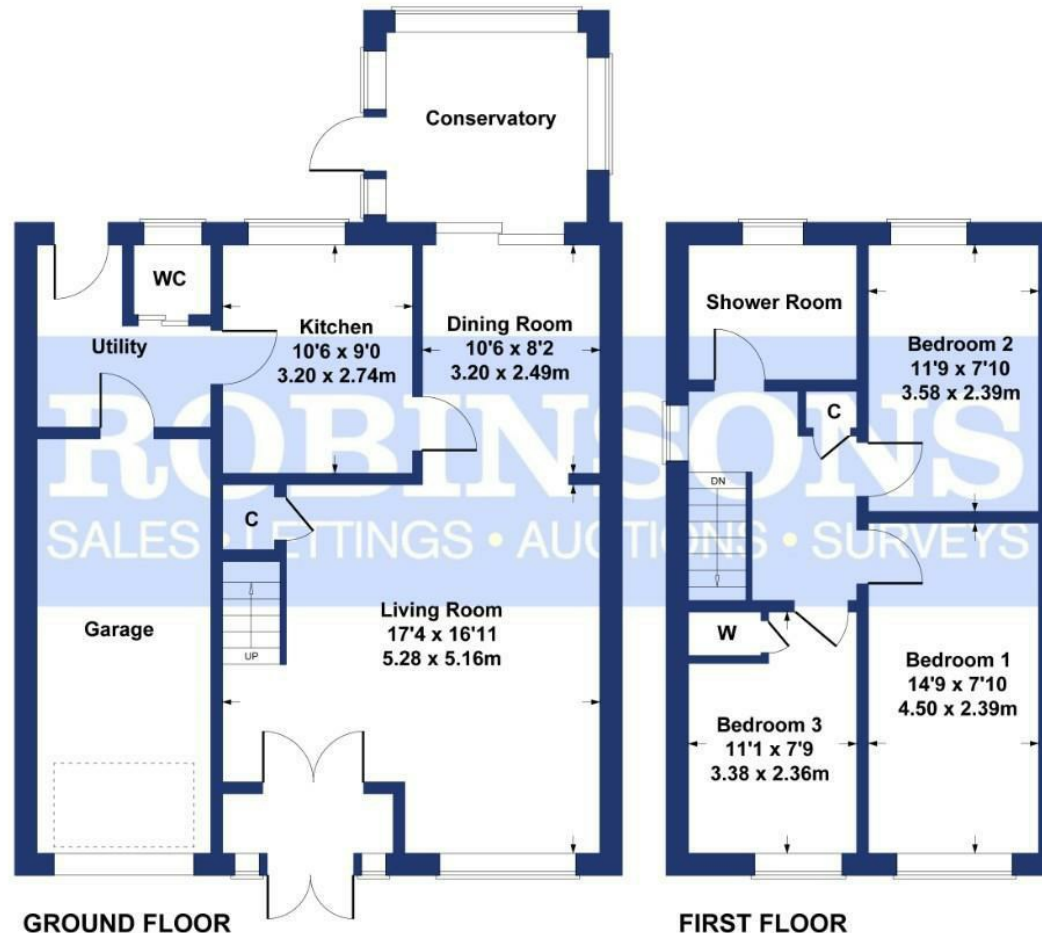
Council Tax Band: B. Annual cost £1206.





Thornton Close

Approximate Gross Internal Area
1260 sq ft - 117 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

80

59

75

53

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.