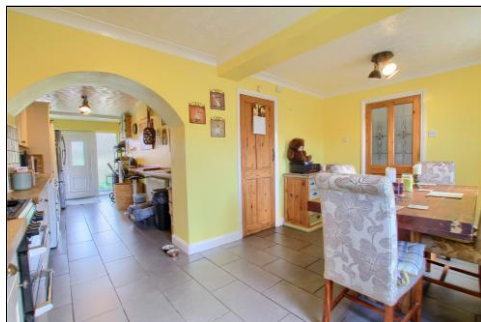


KINLOSS CLOSE, THORNABY, STOCKTON-ON-TEES, TS17 9QN



- ▲ Extended Four Bedroom Detached House
- ▲ Cul-De-Sac Position
- ▲ South/Westerly Facing Rear Garden

- ▲ Block Paved Driveway
- ▲ Two Bath/Shower Rooms
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing

£250,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This extended four bedroom detached house offers fantastic family living space with large kitchen/diner, two bath/shower rooms and a south/westerly facing rear garden.

Set in a cul-de-sac position the home comprises an entrance hall, lounge/diner with log burning stove, and a generous kitchen/breakfast room with modern range of Shaker design units. The first floor has landing, bedroom one with built in wardrobes and white modern en-suite, two further double bedrooms, single bedroom and bathroom. Outside there is a block paved driveway and a south/westerly facing rear garden.

Other features include gas central heating with combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door, woodgrain effect laminate flooring, staircase to the first floor and radiator.

LOUNGE DINER - 7.8m (25'7") (max) x 3.53m (11'7") (max)

With woodgrain effect laminate flooring, two radiators, multi stove burner with oak beam above, brick slip back and slate hearth and UPVC French doors open to the rear garden.

KITCHEN BREAKFAST ROOM - 8.46m (27'9") (max) x 4.75m (15'7") (max)

The garage has been converted to create a large kitchen/living space and features shaker design wall, drawer, and floor units with complementary oak worktops and a woodgrain effect work surface, slot in cooker with tiled splashback and brushed steel electric extractor fan over, ceramic Belfast sink with mixer tap, plumbing for washing machine, dryer and dishwasher, space for fridge freezer, tiled flooring, radiator, UPVC double glazed door to the front aspect, under stairs storage cupboard and UPVC double glazed door to the rear south westerly facing garden.

FIRST FLOOR

LANDING

With access to the loft and storage cupboard.

TO VIEW: Tel: 01642 763636

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

www.michaelpoole.co.uk



KINLOSS CLOSE, TS17 9QN

BEDROOM ONE - 5.92m (19'5") (max) x 2.57m (8'5") (max)

With radiator.

EN-SUITE

White three-piece suite comprising corner shower cubicle with glass shower door, shower over and tiled splashback, vanity unit with wash hand basin and mixer tap, dual flush WC, radiator and woodgrain effect vinyl flooring.

BEDROOM TWO - 3.8m (12'6") excluding wardrobes x 2.57m (8'5")

With radiator and built-in fitted wardrobes.

BEDROOM THREE - 2.82m (9'3") x 2.57m (8'5") excluding wardrobes

With radiator and built-in fitted wardrobes with sliding mirror doors.

BEDROOM FOUR - 2.36m x 1.88m (7'9" x 6'2")

With radiator.

BATHROOM

White three-piece suite comprising panelled bath, wash hand basin, WC, radiator, fully tiled walls and wood effect vinyl flooring.

EXTERNALLY

PARKING & GARDEN

To the front there is a block herringbone driveway with mature bush and tree borders and side gated access leads to the south westerly facing rear garden with large flagstone patio area, raised planters and gated access to further garden with lawn, flagstone patio and pathway, large timber shed, pond and outside tap.

AGENTS REF: - MH/LS/STO260203/01042026

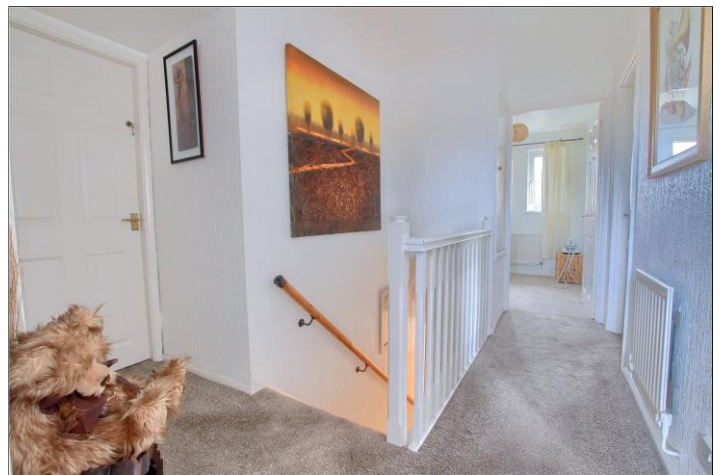
Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



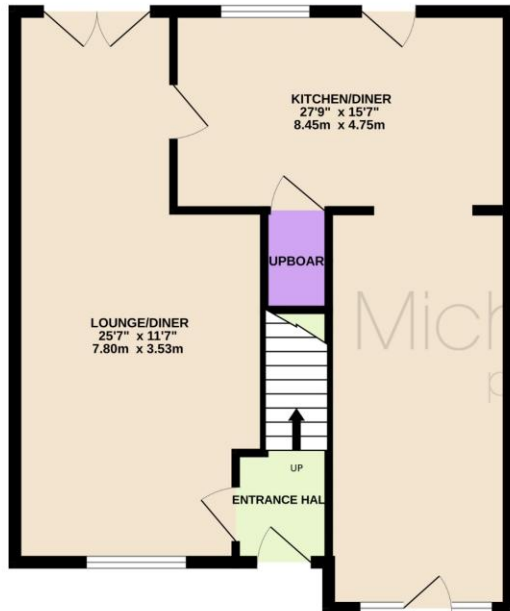
KINLOSS CLOSE, TS17 9QN



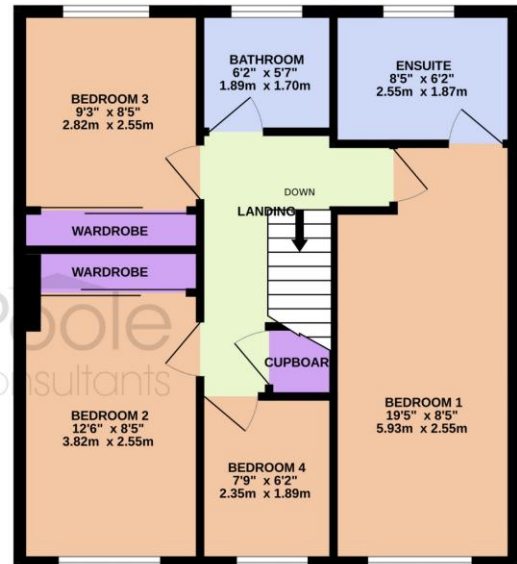
KINLOSS CLOSE, TS17 9QN



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Ingleby Barwick Office on Tel: **01642 763636**
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA