



30 Lulsgate, Thornaby
£180,000





30 Lulsgate

Thornaby, Stockton-On-Tees

This CHAIN FREE Extended Semi Detached Semi Detached House is Very Family Friendly & Features Three Bedrooms, Modern Open Plan Kitchen/Diner/Living Area & Southerly Facing Rear Garden.

- A Very Impressive Three Bedroom Semi-Detached House
- Offered to the Market with a CHAIN FREE Sale
- South/Westerly Facing Rear Garden
- Nicely Positioned Within the Popular Stainsby Hill Development in Thornaby
- Extensive Open Plan Kitchen/Diner/Living Area with a Good Range of Fitted Units
- Lounge, Study & Downstairs Modern Shower Room
- Three Generous First Floor Bedrooms
- Spacious Bathroom with White Four Piece Suite
- Gas Central Heating System & Double Glazing
- Double Width Driveway

30 Lulsgate

Thornaby, Stockton-On-Tees

A superb extended semi-detached property offering family friendly living space with three bedrooms and a south/westerly facing and is offered to the market with a CHAIN FREE Sale.

The well-presented interior comprises entrance hall, shower room, study, lounge and extended open plan kitchen/diner/living area with modern units and built-in appliances. The first floor has landing, two double bedrooms, roomy single and bathroom with four-piece suite.

Other features include off street parking on the double width driveway, gas central heating and UPVC double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Buyers Identification Check(s)

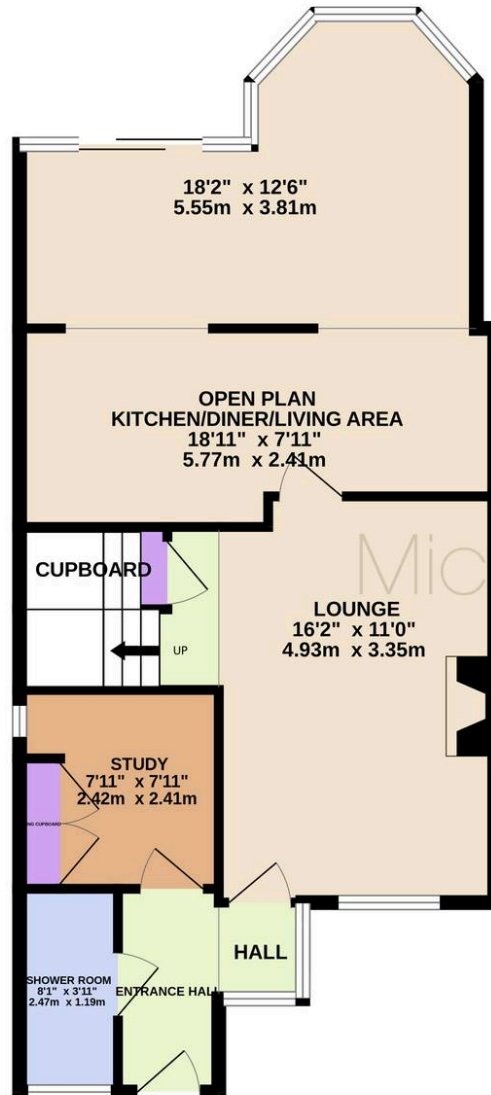
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



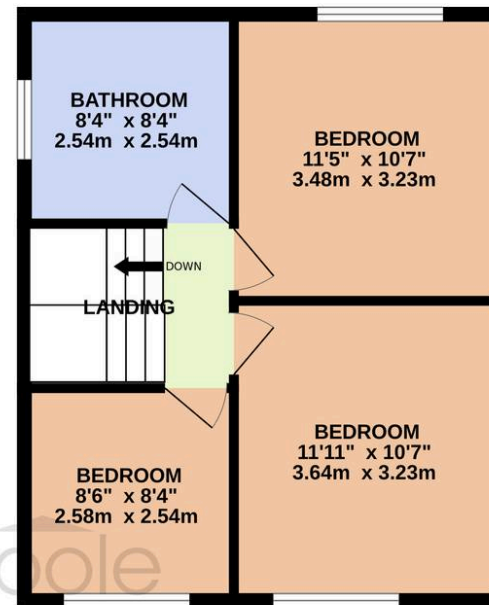




GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

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