

IMPERIAL AVENUE, THORNABY, STOCKTON-ON-TEES, TS17 7JG



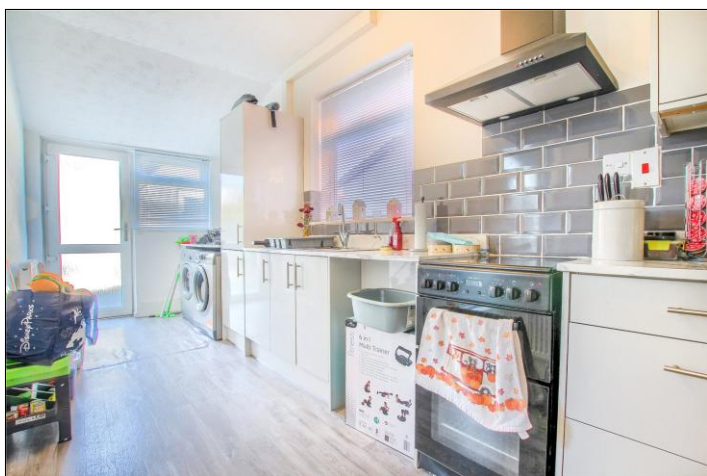
- ▲ Traditional Bay Fronted Semi Detached Property
- ▲ Three Bedrooms & Wet Room
- ▲ Two Ground Floor Reception Rooms
- ▲ Off Street Parking & Single Brick Built Storage with Power & Light

- ▲ Close to Local School & Amenities
- ▲ Off Street Parking with Block Paved Driveway
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

£145,000

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This traditional bay fronted semi-detached property with fantastic family sized living space is close to local amenities and has two reception rooms, modern kitchen, gas central heating and three bedrooms.

The home comprises entrance hall, front lounge with bay window, rear dining room and 20ft kitchen with a range of modern units. The first floor has landing, two double bedrooms, roomy single and bathroom set out as a modern wet room. Outside there is front garden and up and over door side access leading to the rear garden.

Other features include detached storage with power and light, gas central heating with combi boiler, off street parking on the block paved driveway and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door with glass inlay, woodgrain effect laminate flooring, staircase to the first floor and under stairs meter cupboard.

FRONT LOUNGE - 3.76m (12'4") into alcove x 3.84m (12'7") into bay window

With bay window, woodgrain effect laminate flooring, radiator and living flame electric fire in feature surround with marble hearth.

DINING ROOM - 3.48m (11'5") into alcove x 3.4m (11'2")

With woodgrain effect laminate flooring, radiator and UPVC double glazed sliding door to the rear garden.

KITCHEN - 6.22m x 2.08m (20'5" x 6'10")

Fitted with a range of modern wall, drawer, and floor units with complementary work surface, slot in cooker with subway tiled splashback and black electric extractor fan over, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dryer, space for under counter fridge and freezer, wall mounted Worcester Bosch combination boiler, woodgrain effect laminate flooring and UPVC double glazed door to the rear garden.

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

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FIRST FLOOR

LANDING

BEDROOM ONE - 3.66m (12') into recess and alcove x 3.38m (11'1")

With woodgrain effect laminate flooring.

BEDROOM TWO - 3.66m (12') into recess x 3.18m (10'5")

With radiator and woodgrain effect laminate flooring.

BEDROOM THREE - 2.13m x 2.03m (7' x 6'8")

With radiator.

BATHROOM

Fitted with a modern white three-piece suite comprising walk in shower with electric shower, wash hand basin, WC, radiator, waterproof panelled walls and vinyl flooring.

EXTERNALLY

PARKING & GARDENS

To the front there is block paved driveway with hardstanding garden and an up and over garage door leads to side access which was formally the garage and now is storage with UPVC double glazed door, power and light. Side access leads to the rear low maintenance garden with flagstone patio area, gravel and mature hedge.

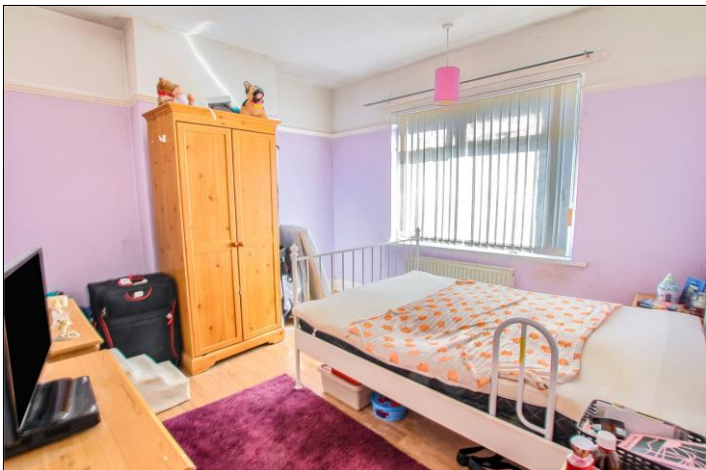
AGENTS REF: - MH/LS/ING260180/09042026

Council Tax Band: B

Tenure: Freehold

TO VIEW: Contact our Ingleby Barwick office on

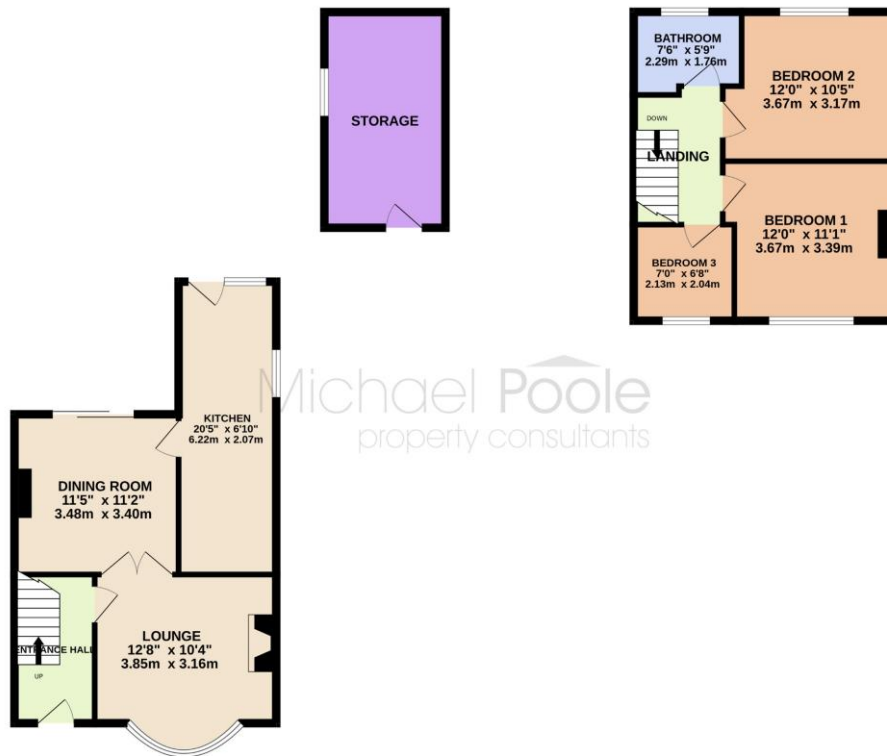
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GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.


TOTAL FLOOR AREA: 972 sq.ft. (90.3 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.
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