



**Lawrence Road, Thornaby Stockton-On-Tees TS17 8QF**

**welcome to**

## **Lawrence Road, Thornaby Stockton-On-Tees**

Very well presented two-bedroom detached bungalow on The Green, Thornaby. Sought-after location close to amenities and transport links. Lounge, kitchen, dining area, garden room, shower room. Beautiful gardens front and rear, driveway and detached garage. Early viewing advised.

### **Entrance Porch**

Double glazed door to hallway

### **Entrance Hall**

Radiator, loft access

### **Lounge**

17' 9" x 11' 9" ( 5.41m x 3.58m )

Double glazed window to front, two radiators, gas coal fireplace with marble surround, two double glazed windows to side

### **Dining Room**

9' 9" x 9' 9" ( 2.97m x 2.97m )

Radiator, double glazed window to rear, double doors to garden room

### **Kitchen**

11' 8" x 9' 7" ( 3.56m x 2.92m )

Range of wall and base units, sink with mixer tap, double oven with gas hob, plumbing for appliances, boiler, double glazed door to side

### **Garden Room**

9' 9" x 9' 6" ( 2.97m x 2.90m )

Radiator, double glazed windows

### **Bedroom 1**

11' 8" x 9' 7" ( 3.56m x 2.92m )

Fitted wardrobes, radiator, window to front

### **Bedroom 2**

10' 8" x 9' 8" ( 3.25m x 2.95m )

Window to rear, radiator

### **Shower Room**

Wash hand basin, low level WC, tiled walls, built-in airing cupboard, radiator, double glazed window, chrome towel rail

### **Front Garden**

Laid to lawn, brickweave driveway

### **Rear Garden**

Laid to lawn, french patio





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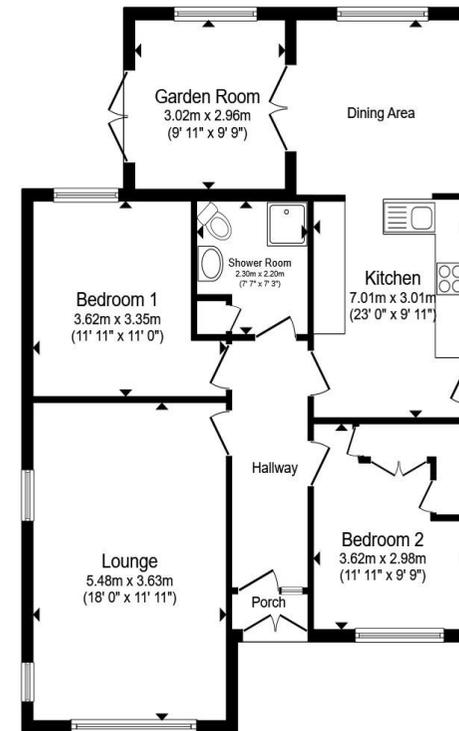
welcome to

## Lawrence Road, Thornaby Stockton-On-Tees

- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARDEN ROOM
- TWO BEDROOMS
- BUNGALOW

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£325,000**



**Floor Plan**

Total floor area 86.5 m<sup>2</sup> (931 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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