

12 Stanstead Way, Thornaby

Offers Over **£130,000**

Michael Poole
SALES · LETTINGS · AUCTIONS



12 Stanstead Way

Thornaby, Stockton-On-Tees

Offered for sale with no onward chain, a sensibly priced 2 bedroom semi-detached bungalow set within the popular Stainsby Hill development with gardens to the front & rear, driveway & single garage.

- A sensibly priced two bedroom semi-detached bungalow
- Set within the popular Stainsby Hill development in Thornaby
- Spacious lounge with living flame effect gas fire and rear bay window
- Two generous bedrooms and redesigned shower room
- Double glazed windows and gas central heating
- Offered for sale with no onward chain
- Pleasantly located only a few minutes' walk from the town centre
- Kitchen with a range of fitted units and built-in oven and hob
- Gardens to the front and rear, driveway and single garage

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











GROUND FLOOR

Entrance Hall

Lounge
18' 1" x 10' 11" (5.52m x 3.34m)

Kitchen
9' 0" x 7' 8" (2.75m x 2.33m)

Bedroom One
16' 2" x 8' 4" (4.93m x 2.54m)

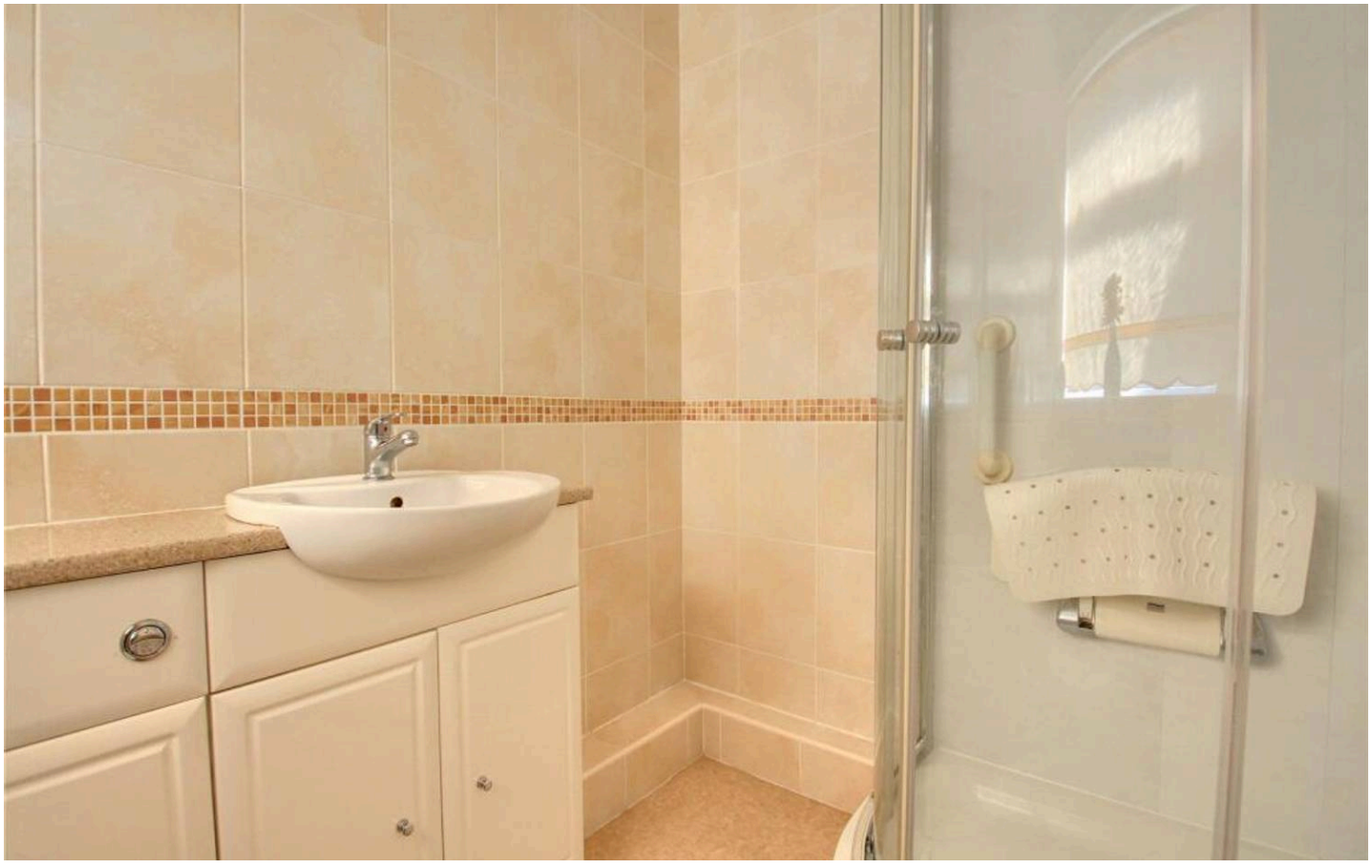
Bedroom Two
13' 1" x 9' 3" (4.00m x 2.83m)

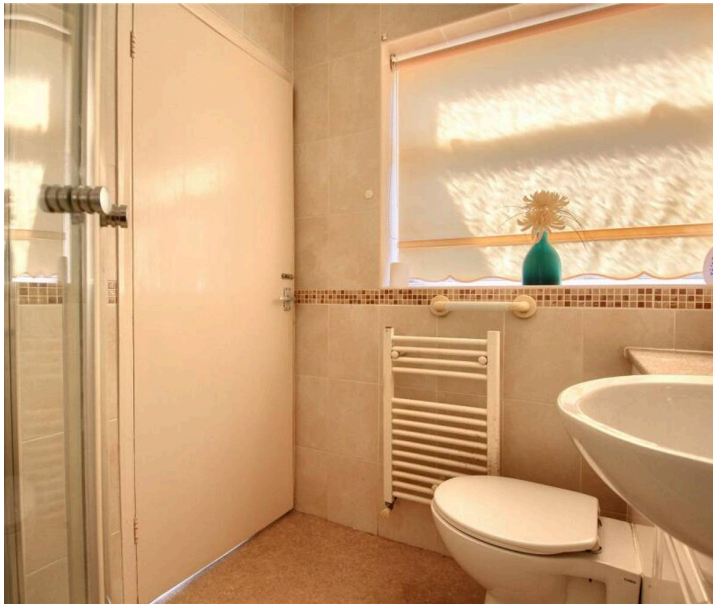
Shower Room
6' 7" x 5' 5" (2.00m x 1.64m)

EXTERNALLY

Gardens, Parking & Garage
Lawned front garden with driveway providing off street parking. A side access gate leads through to the rear garden which is mainly paved for easy maintenance. In addition, there is a single garage with up and over door.

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.

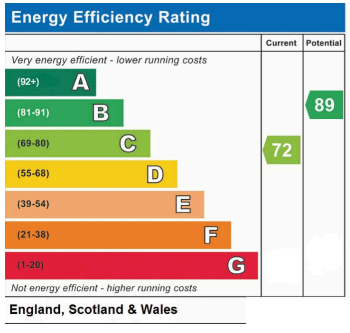


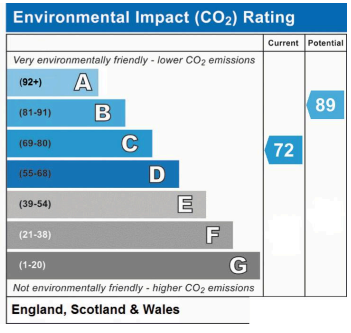




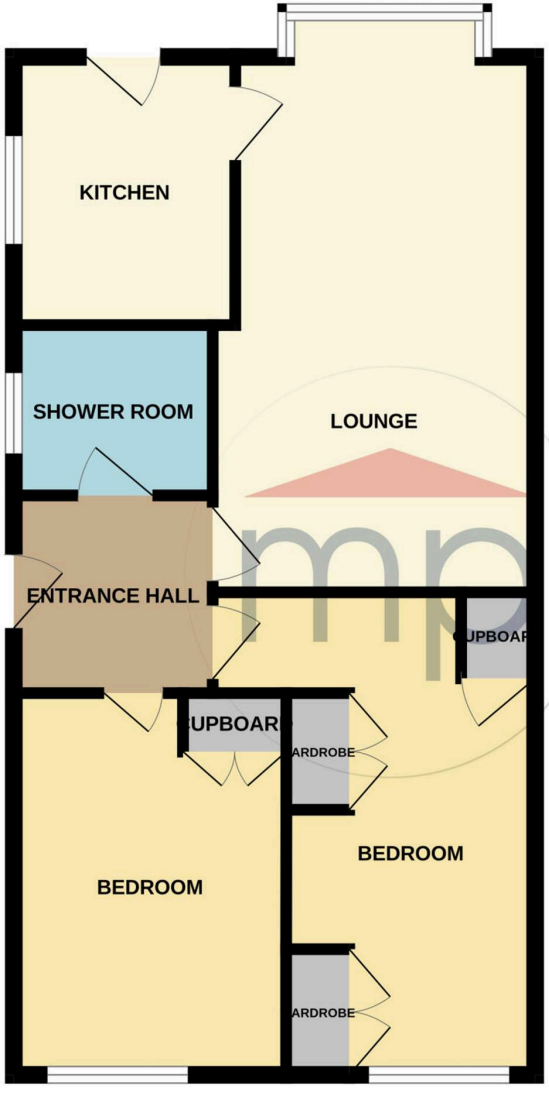





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
89
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) 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
72
89
England, Scotland & Wales

GROUND FLOOR



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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