

Dawley Close, Thornaby



£129,950

IH INGLEBY HOMES





Delivering spacious accommodation, this attractive three bedroom property certainly merits early inspection, and is being sold with the benefit of vacant possession.

Situated within this cul-de-sac position, in what is a popular Thornaby location, enjoying good local amenities, transport links and being well positioned for local schooling.

Internally, the accommodation benefits from full UPVC double glazing, and is warmed by gas central heating. Comprising an entrance hall with built in storage, cloakroom/WC, dining room with 'French' doors to the rear garden, an open-plan lounge, and separate kitchen/diner on the ground floor.

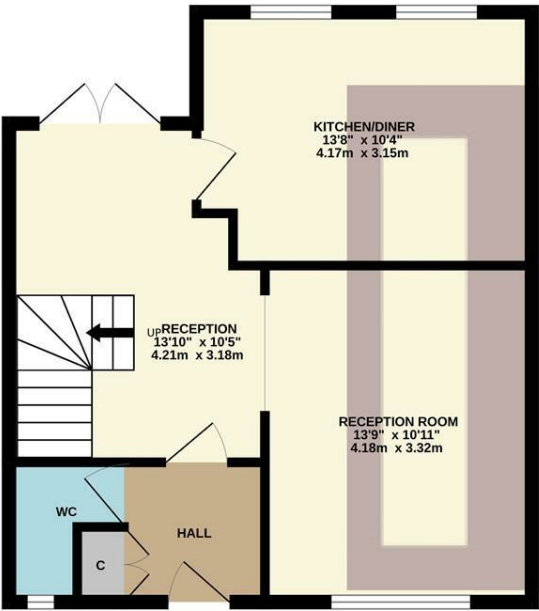


The first floor brings three good bedrooms, the primary with recessed fitted robes, and separate modern family bathroom. A useful loft-room is approached by fixed steps from bedroom three, and may provide the perfect play-room or study.

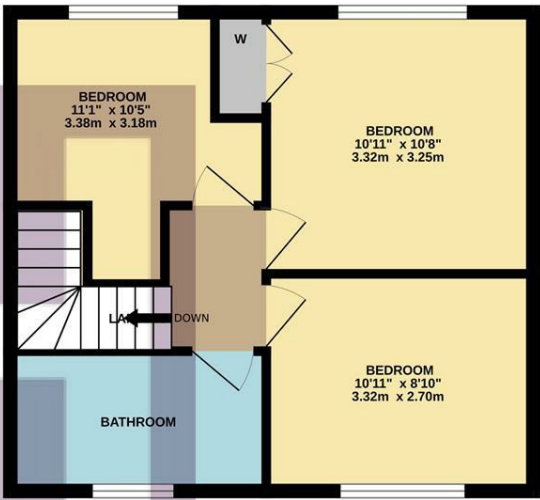
The front gardens are laid to lawn, with path to entrance, whilst the rear is fence enclosed, enjoying a patio, lawn and useful outhouse/storage.

The Layout

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: A
Tenure: Freehold



- Available with 'No Forward Chain'
- Deceptively generous accommodation, viewing advised
- Separate lounge, dining room and spacious kitchen/diner
- Favoured Thornaby Location
- Attractive, enclosed rear garden
- Ideal first purchase