

Bramcote Way, Thornaby

Asking Price £59,995

IH INGLEBY HOMES

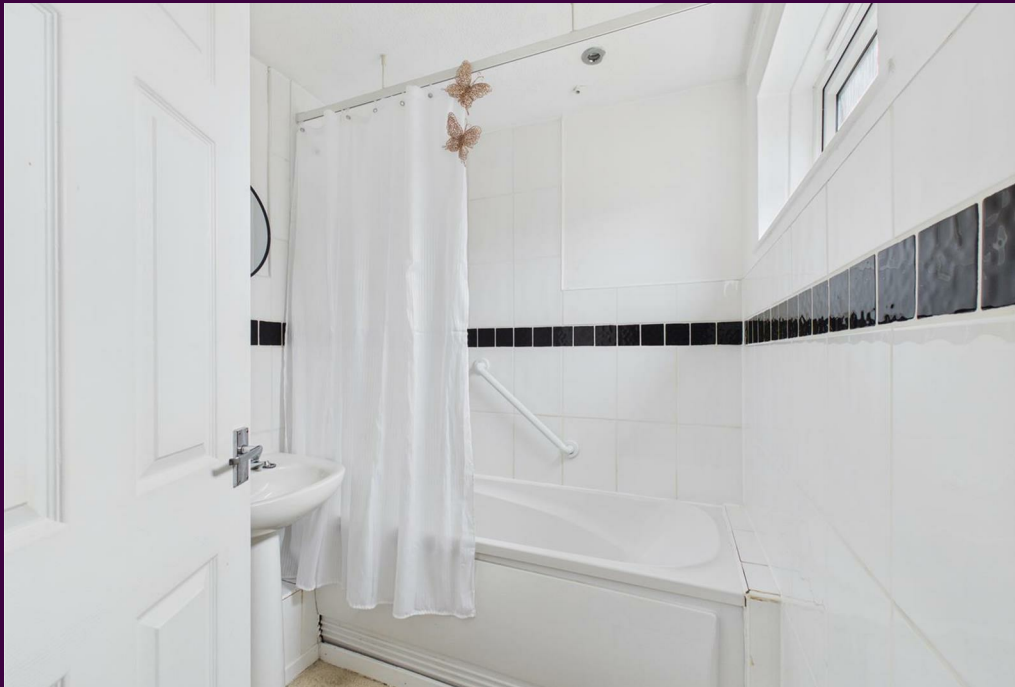






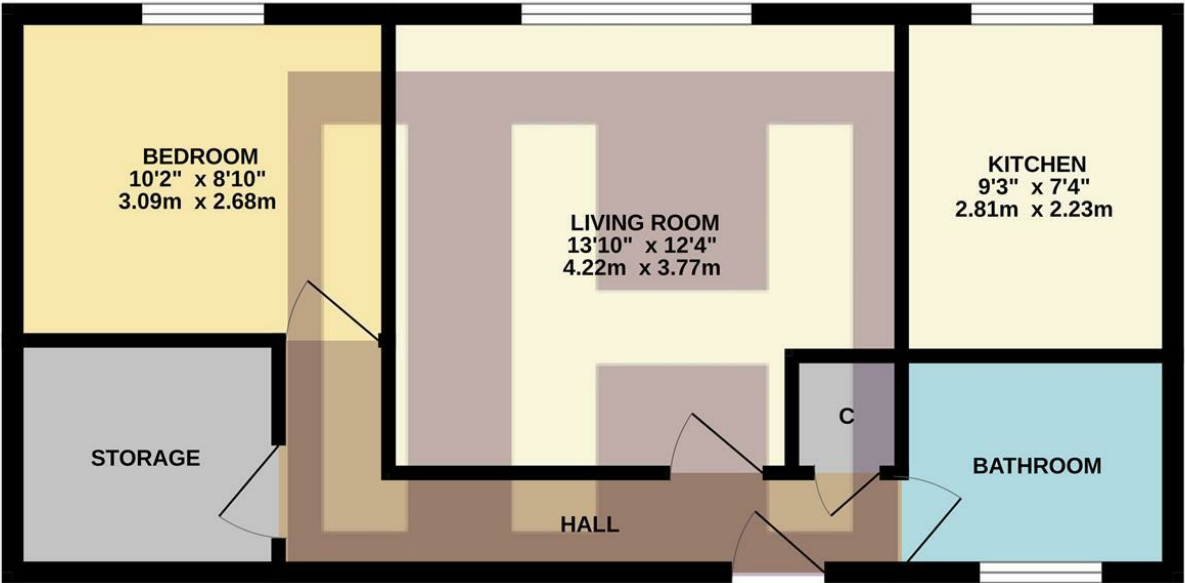
This spacious first floor flat is available with 'No Forward Chain' and certainly merits internal inspection. Sitting on the first floor of this purpose built development, set within this established Thornaby location behind the 'Harold Wilson' recreation area, enjoying pleasant woodland and green views out of the windows.

Accessed through a fence enclosed, low-maintenance front garden, with stairs to the balcony and entrance. The accommodation briefly comprises an entrance hall, spacious lounge with modern refitted kitchen off, modern white fitted bathroom, a double bedroom and additional room which could provide a useful study or occasional second bedroom if required. Benefitting from full UOPVC double glazing with recently replaced front door, and warmed with replaced modern electric heaters.,



The Layout

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 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.
Made with Metropix ©2026

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: Leasehold



- A modern, refurbished, first floor flat
- Established Thornaby Location
- Enclosed, small front garden with private stairs to the entrance
- Attractive woodland outlook
- Ideal investment opportunity - no forward chain
- Refitted kitchen and bathroom