



3 Kinloss Walk, Thornaby
£175,000





3 Kinloss Walk

Thornaby, Stockton-On-Tees

Having Been the Subject of a Very Skilful Program of Improvement & Refinement Work in Recent Years, This Detached Bungalow with a South Facing Garden is Perfect for Someone Looking for a Ready to Move in Property.

- Move in for Christmas!
- Two Bedroom Detached Bungalow
- Overlooking Green Fields & Featuring a Southerly Facing Rear Garden
- Updated Kitchen with A Range of Modern Units
- Detached Garage & Driveway
- Recently Renovated
- Perfect for Someone Looking for a Ready to Move in Property
- Fabulous Bathroom Suite

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****MOVE IN FOR CHRISTMAS****

Overlooking open fields to the front and featuring a southerly facing aspect to the rear garden, this two-bedroom detached bungalow has undergone refurbishment recently to provide imaginative well planned and superbly presented accommodation that is perfect for anyone looking for a ready to move in bungalow.

The beautifully presented interior comprises entrance porch, L' shaped lounge/diner with open views, fabulous kitchen with a range of modern units and fabulous bathroom suite. There is pedestrianised front access and a private rear garden with driveway to the rear leading to a detached garage.

Other notable features include UPVC double glazed windows and gas central heating with updated combi boiler.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Porch - With UPVC double glazed entrance door and woodgrain effect laminate flooring.

Lounge/Dining Room - 19' 10" x 15' 6" (6.05m x 4.72m)
With woodgrain effect laminate flooring, tube radiator and floor to ceiling tube radiator, Living flame gas fire in sandstone surround with hearth.

Kitchen - 11' 5" x 8' 10" (3.48m x 2.70m)
Recently fitted within the last couple of years, a stunning kitchen with grey high gloss wall, drawer, and floor units, complementary marble effect work surface, four ring gas hob with subway tiled splashback and electric extractor fan over, integrated fridge, freezer, dishwasher and oven and grill. Sink with mixer tap and drainer, plumbing for washing machine and dryer, wall mounted combination boiler, part tiled walls, vinyl flooring and UPVC door to the side aspect.

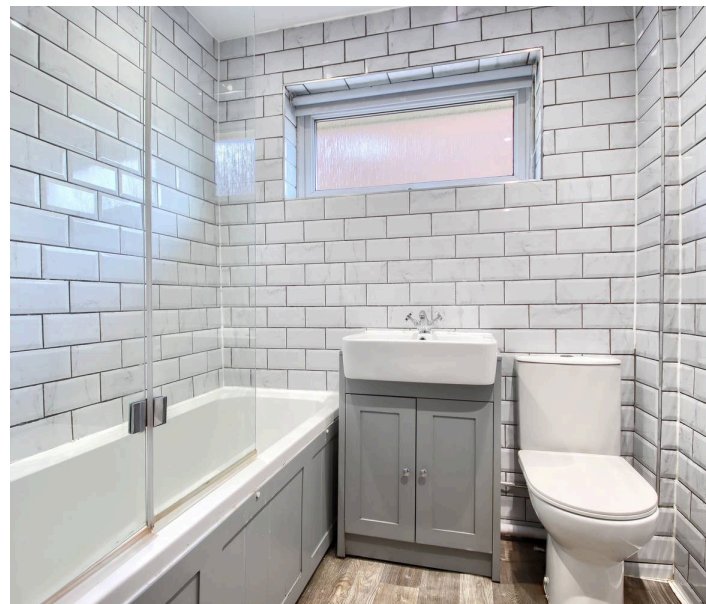
Inner Hall - With access to the loft and storage cupboard.

Bathroom - Fitted with a stunning three-piece suite comprising panelled bath with mixer tap, shower over and glass shower screen, vanity sink unit with wash hand basin and mixer tap, WC, fully tiled walls, vinyl flooring, and radiator.

Bedroom One - 11' 9" x 8' 10" (3.58m x 2.70m)
With radiator and built-in wardrobes with mirror sliding doors.

Bedroom Two - 11' 7" x 8' 1" (3.53m x 2.46m)
With double doors to the conservatory.

Conservatory - A useful addition to the property creating some extra living space and featuring woodgrain effect laminate flooring and UPVC door to the southerly facing rear garden.



EXTERNALLY

Gardens & Garage

The front of the property is pedestrianised and features a lawned garden with mature bush borders. Side gated access leads to the southerly facing private rear garden with large lawn area, concrete flagstone patio areas, outside tap, and rear gated access leads to a flagstone driveway for one car and a detached garage with up and over door and rear access door.

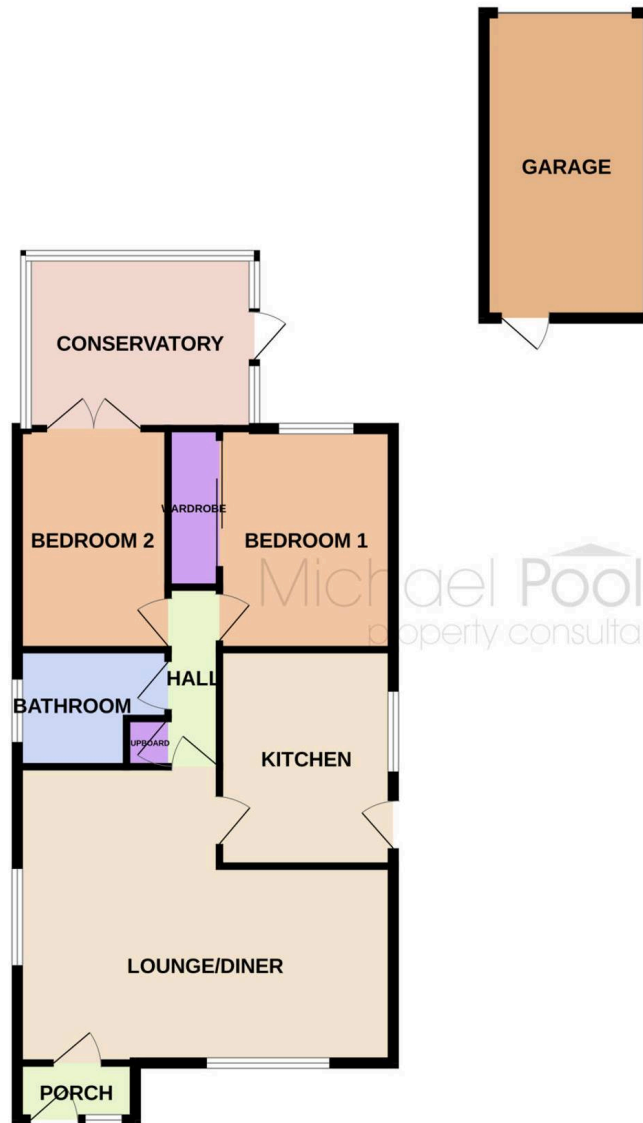




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GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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