



218 Thorntree Road, Stockton-On-Tees
£139,500





218 Thorn tree Road

Stockton-On-Tees

A mature bay-fronted 3 bed mid-terraced family home offering spacious & versatile accommodation, making it an ideal choice for a range of buyers, including growing families & first-time purchasers.

- A mature, bay fronted, three bedroom mid terrace family home
- Set within this popular, established area of Thornaby
- With pleasant low maintenance gardens to front and rear
- Rear driveway providing off street parking for two vehicles
- Gas central heating system via a combination boiler and double glazed windows
- Lounge with living flame effect gas fire in feature surround
- Separate dining/sitting room
- Impressive, redesigned Kitchen with an excellent range of fitted units and built in oven and hob
- Three first floor bedrooms
- Bathroom with white three piece suite

218 Thorntree Road

Stockton-On-Tees

Situated within this popular, established area of Thornaby, this mature, bay-fronted, three bedroom mid-terraced family home offers spacious and versatile accommodation, making it an ideal choice for a range of buyers, including growing families and first-time purchasers.

The property benefits from pleasant, low maintenance gardens to both the front and rear, providing attractive outdoor spaces to enjoy throughout the year. To the rear, a driveway offers valuable off-street parking for two vehicles.

Further benefits include a gas central heating via a combination boiler and double glazed windows.

Internally, the accommodation briefly comprises an inviting lounge featuring a living flame-effect gas fire set within an attractive feature surround, creating a comfortable space in which to relax. A separate dining/sitting room provides additional reception space, offering flexibility for family dining, entertaining guests or use as an alternative living area.

Of particular note is the impressive, redesigned kitchen, which has been thoughtfully fitted with an excellent range of units, providing ample storage and preparation space, together with a built-in oven and hob.

To the first floor, there are three bedrooms, served by a bathroom fitted with a white three piece suite.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



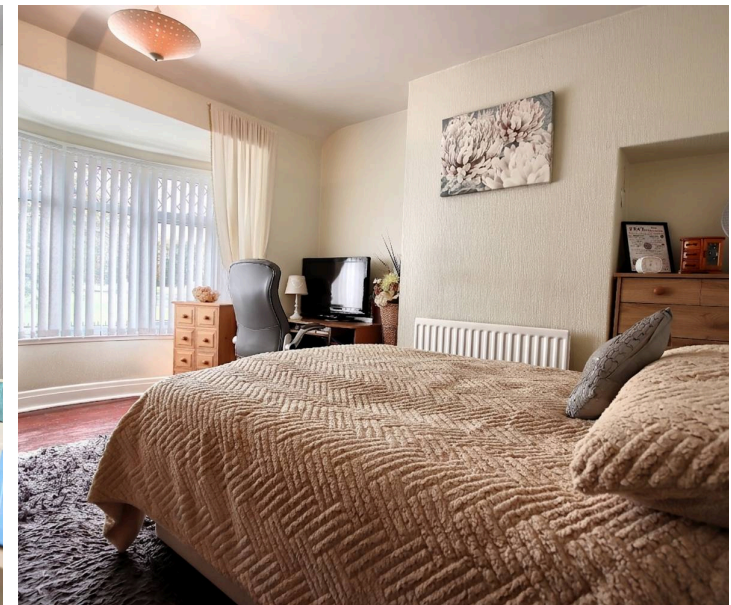


Buyers Identification Check(s)

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.

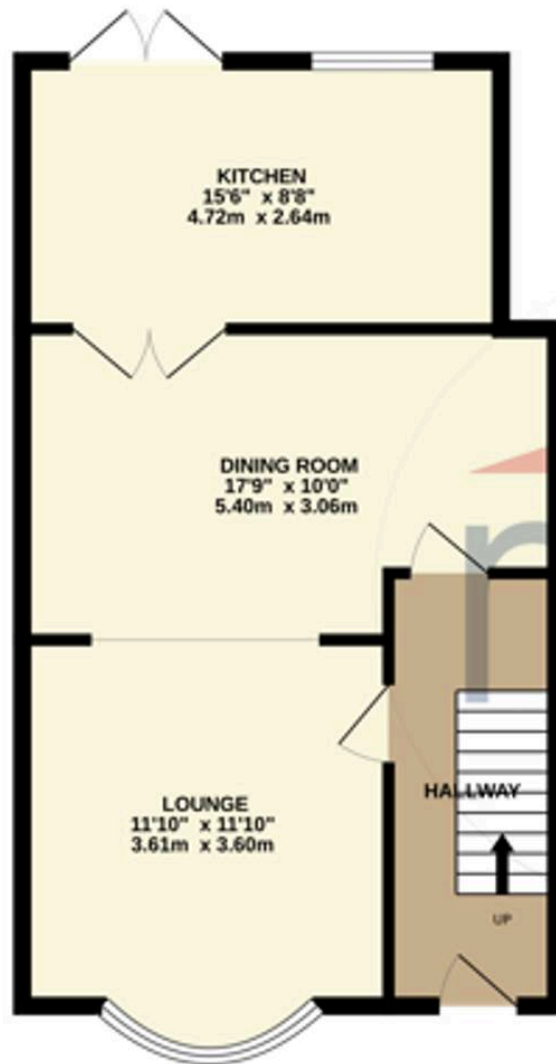
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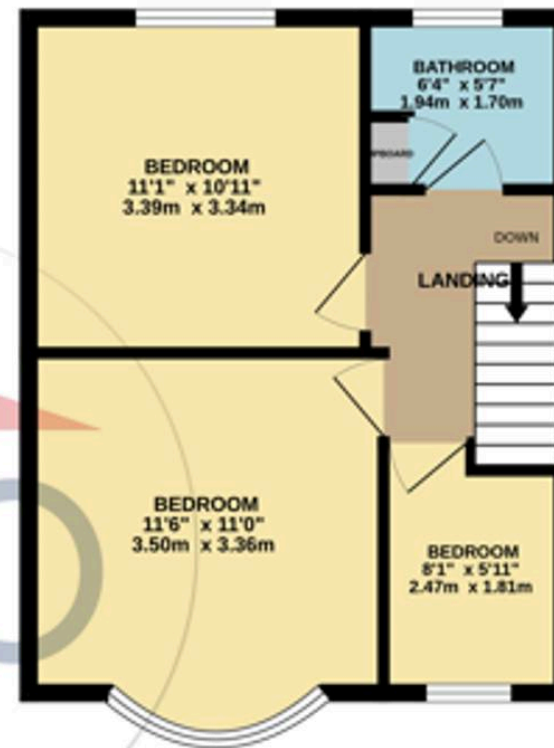




GROUND FLOOR



1ST 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	42	
(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		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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