



52 Chestnut Grove, Thornaby  
£115,000





## 52 Chestnut Grove

Thornaby, Stockton-On-Tees

This three bedroom end terrace house has recently been renovated to create a fantastic ready to move in home, that is offered to the market with a simple CHAIN FREE sale.

- Offered to the market with a CHAIN FREE sale
- Three bedroom end terrace house
- Recently renovated with new modern kitchen & modern bathroom
- Double aspect lounge & kitchen/breakfast room
- Gas central heating with combi boiler & UPVC double glazing

## 52 Chestnut Grove

Thornaby, Stockton-On-Tees

Offered to the market with a simple CHAIN FREE sale, this end terrace house has recently been renovated to create a wonderful ready to move in property that would make an ideal first-time buyer home or ready to go rental.

The home has seen a new kitchen, new bathroom, full decoration and new flooring just to name a few.

Comprising entrance hall, double aspect lounge and kitchen/breakfast with a range of modern units.

The first floor has landing, two double bedrooms, roomy single, bathroom with modern suite and separate WC.

Outside there are gardens to the front and rear.

Other features include gas central heating with combi boiler and UPVC double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





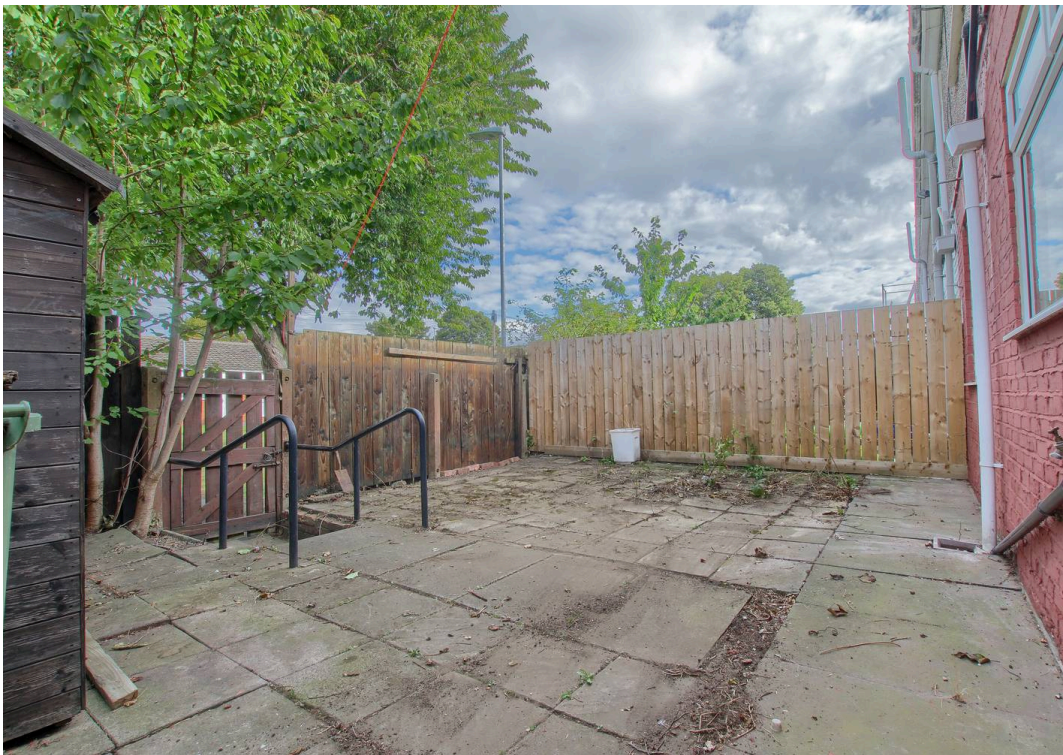
**Buyers Identification Check(s)**

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.

**AGENTS REF:**

MH/LS/28092026





## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92+) <b>A</b>                              |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>71</b> |
| (55-68) <b>D</b>                            | <b>55</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England, Scotland & Wales

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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## Michael Poole

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