



## 66 CUNNINGHAM DRIVE, THORNABY, STOCKTON-ON-TEES, TS17 9HQ

### Offers In The Region Of £185,000

Situated on the ever-popular Cunningham Drive in Thornaby, this deceptively spacious dormer bungalow occupies a generous plot and is ideally positioned for easy access to Ingleby Barwick, Thornaby Town Centre and a range of well-regarded schools, shops and everyday amenities. Excellent transport links via the A174 and A19 provide convenient routes both North and South.

Beautifully upgraded by the current owner, the property now offers versatile and well-presented accommodation throughout. The addition of a first-floor dormer has created a further double bedroom along with a useful WC and wash hand basin. To the ground floor, a stylish re-fitted kitchen/dining room sits alongside an exceptionally spacious dual-aspect lounge/diner extending from front to rear, creating an ideal space for both relaxing and entertaining. Completing the ground floor is a further double bedroom and a modern re-fitted bathroom/WC fitted with a shower over the bath.



**LOUNGE/DINER**  
32'03 x 8'10 (9.83m x 2.69m)

**KITCHEN/DINER**  
22'02 x 6'8 (6.76m x 2.03m)

**BATHROOM**  
7'01 x 6'01 (2.16m x 1.85m)

**BEDROOM TWO**  
10'05 x 8'11 (3.18m x 2.72m)

**BEDROOM ONE**  
14'02 x 13'07 (4.32m x 4.14m)

**W/C**  
9'8 x 3'06 (2.95m x 1.07m)

**TANDEM GARAGE**  
27'11 x 10'04 (8.51m x 3.15m)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



Unless every effort 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 misstatement. This plan is for guidance 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 floorplan 12/22

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

