

Lulsgate, Thornaby



Open To Offers £164,500





This spacious, three bedroom semi-detached property enjoys a lovely position, boasting a westerly and private enclosed rear garden, front garden, drive and especially large side garage. To be sold with the benefit of no forward chain, viewing is advised.

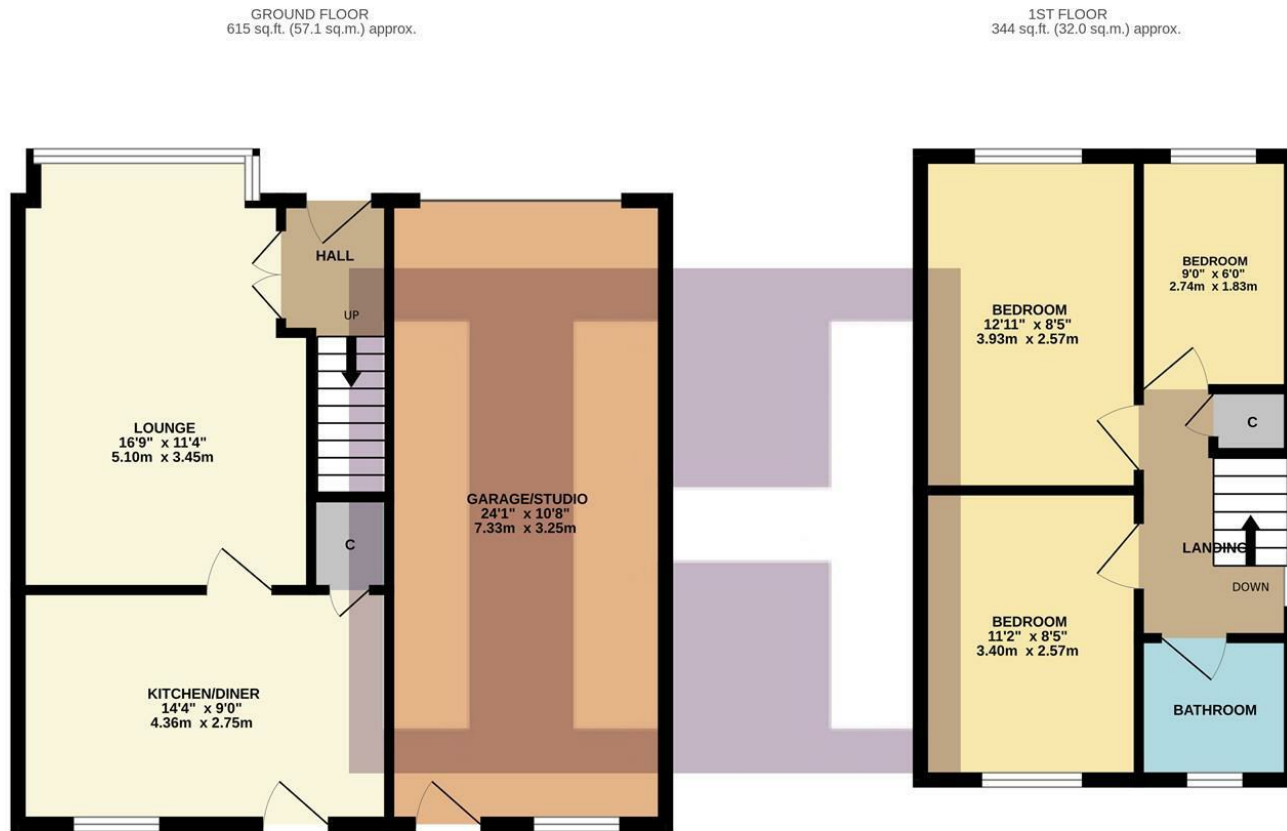
Located within this always popular Thornaby area, close to 'highly regarded' schooling, and fantastic amenities.

Internally, the accommodation very briefly comprises an entrance hall, generous lounge, and separate open-plan kitchen/diner to the ground floor. The first floor delivers three good bedrooms, and the separate family bathroom with three-piece suite and over bath shower.



The front garden is laid to lawn and open-plan, whilst the side drive allows off-road parking and approaches the garage. The garage is large, measuring approx. 24ft x 11ft internally, and is currently lined out as a studio, but could offer flexibility and further potential to a new owner, or simply revert to a garage. The rear garden enjoys a near-end patio, lawn and established shrub/green border.

The Layout



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C		79	(69-80) C
(55-68) D	63		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The Location



Council Tax Band:
Tenure:

B
Freehold



- A spacious, three-bedroom semi-detached property
- Favoured Thornaby location, close to amenities and schooling
- Private westerly rear garden, front garden, drive and unusually large garage
- Full UPVC double glazing and gas central heating
- Spacious lounge and separate kitchen/diner
- No forward chain