

Thornaby Road, Thornaby



£175,000

IH INGLEBY HOMES



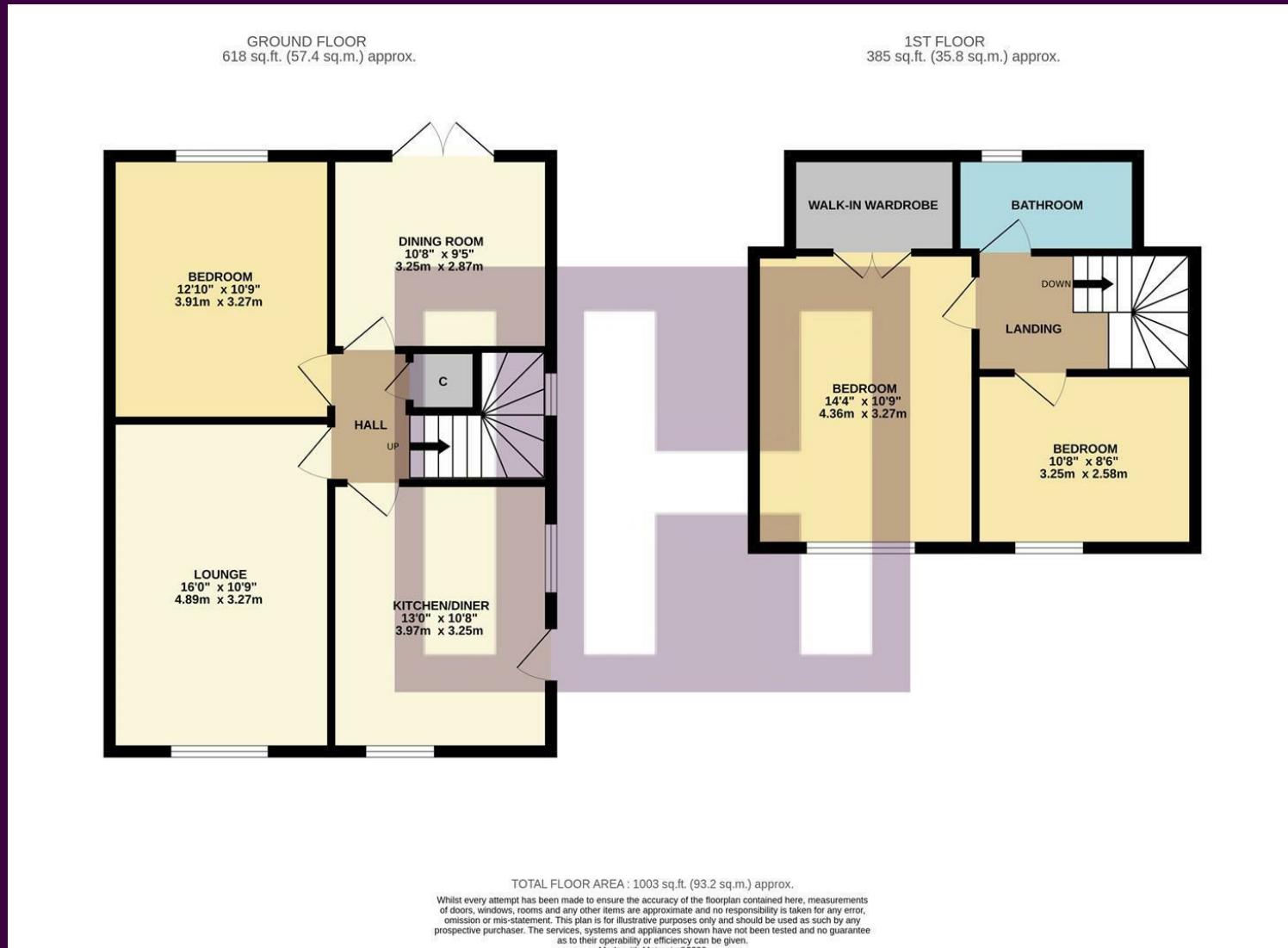


This especially attractive property is deceptively spacious and very well cared for. Enjoying a delightful position, tucked back in a small cul-de-sac off-shoot from Thornaby Road, whilst boasting lovely established gardens to the front and rear, a lengthy block-paved drive and garage.

Internally, the welcoming interior very briefly comprises a fitted kitchen with side access door, separate generous lounge and dining/sitting room with 'French' doors to the rear garden, and a great double bedroom on the ground floor. The first floor delivers two further double bedrooms, the larger primary with a large walk-in wardrobe, and separate modern family bathroom.

The front garden is laid mainly to lawn with stocked borders, whilst the block-paved drive runs along side and approaches the rear garage. Complimented by the lovely rear garden with lawn, established planting and patio with path that leads past a workshop that adjoins the rear of the garage where you find a pleasant timber pergola and seating area.

# The Layout



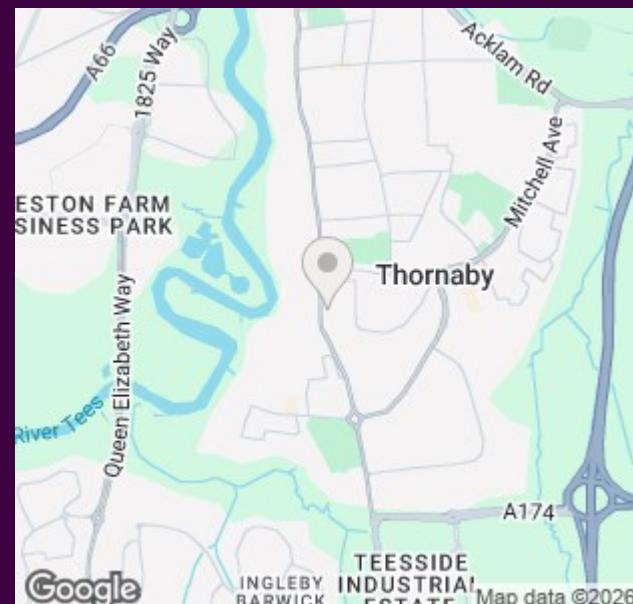
## Energy Efficiency Rating

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

## The Location



Council Tax Band:  
Tenure:

C  
Freehold



- An attractive three bedroom dormer bungalow
- Lovely position tucked back from the main road
- Deceptively spacious with separate lounge, kitchen, and dining room
- Established generous rear gardens, front garden, block-paved drive
- Favoured Thornaby location
- No forward chain involved