

26 Topcliffe Road, Thornaby

£160,000

Michael Poole
SALES · LETTINGS · AUCTIONS



26 Topcliffe Road

Thornaby, Stockton-On-Tees

Offered to the Market with a Simple Chain Free Sale, This Three Bedroom Semi Detached House has a Southerly Facing Rear Garden, Garage & Driveway.

- Three Bedroom Semi Detached House in Ready to Move in Condition
- Offered to the Market with a Simple Chain Free Sale
- Southerly Facing Rear Garden with Large Patio Area & Lawn Area
- Lounge & Kitchen/Diner with a Range of Modern Style Units
- Gas Central Heating with Combi Boiler & UPVC Double Glazing
- Two Double Bedrooms with Built in Fitted Wardrobes, Single Bedroom & Fabulous Shower Room

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Thornaby, Stockton-On-Tees

This well presented semi-detached house comes to the market with a simple chain free sale and is in ready to move in condition.

Featuring a southerly facing rear garden with patio area, garage with rear door access, concrete patterned driveway, gas central heating with combi boiler and UPVC double glazing.

Comprising entrance hall, lounge and kitchen/diner with modern style units on the ground floor.

The first floor has two double bedrooms both with fitted wardrobes, single bedroom, and fabulous modern style shower room.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

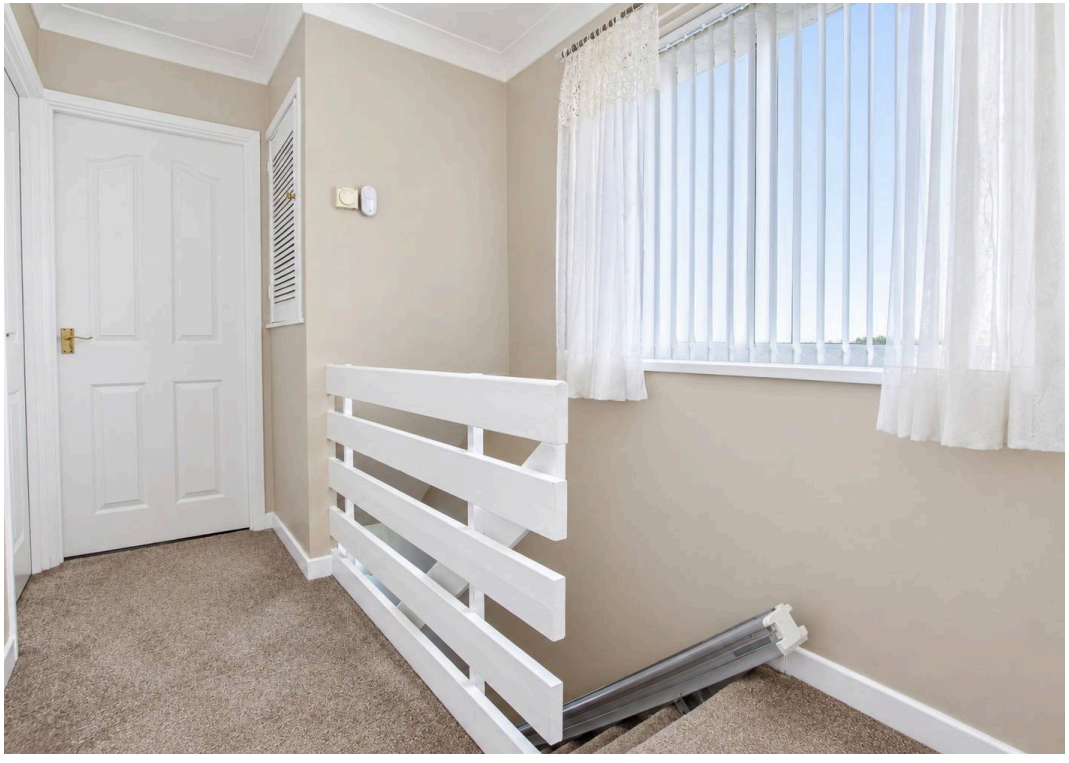
EPC Environmental Impact Rating: C











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.









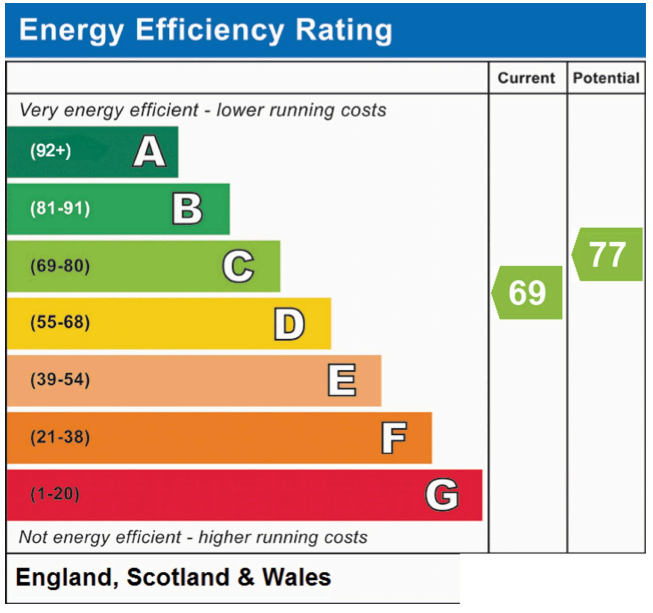






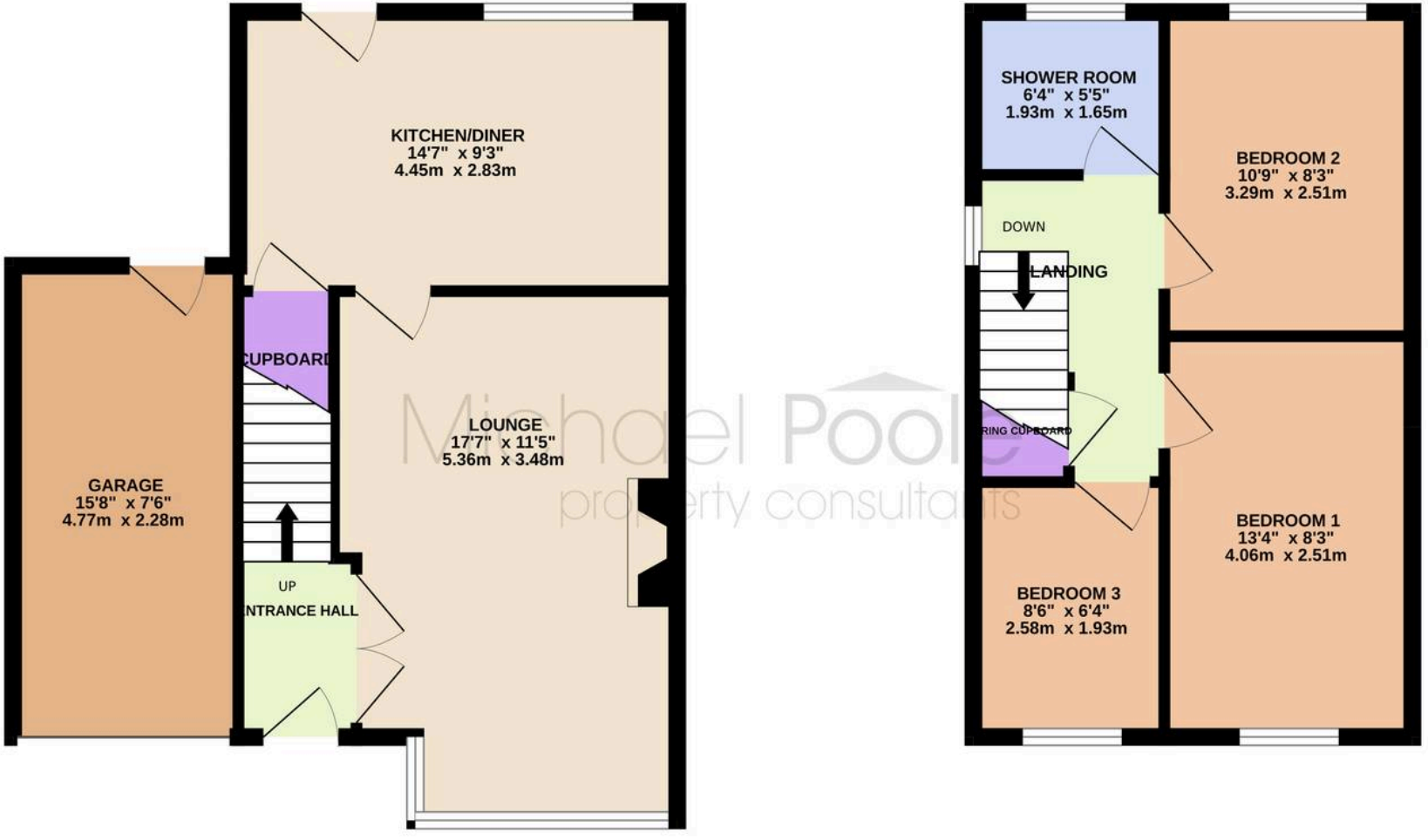





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
77
England, Scotland & Wales

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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property consultants

TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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