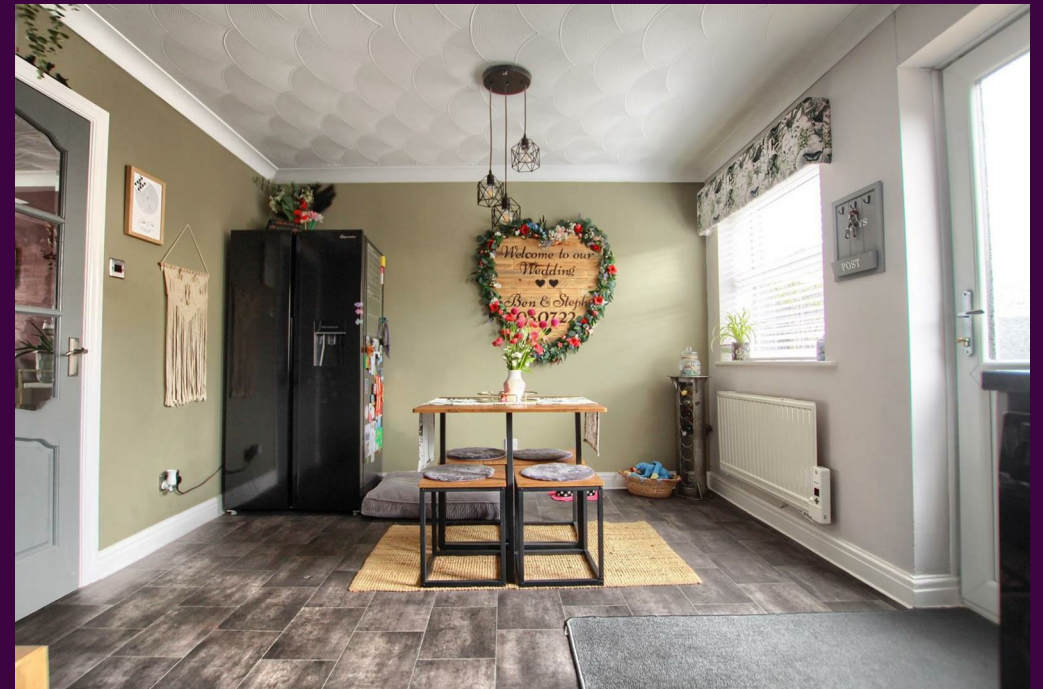


Bracknell Road, Thornaby



£160,000

IH INGLEBY HOMES





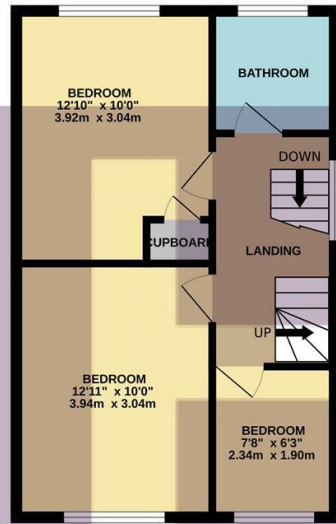
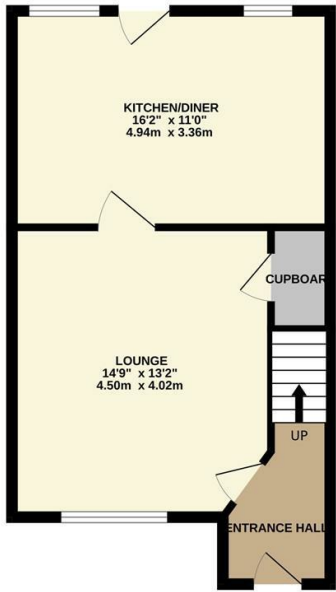
This deceptively large, four bedroom home certainly requires internal inspection for the impressively generous accommodation to be properly appreciated, delivering flexible living space across three levels.

Situated within this established Thornaby location, close to 'highly regarded' schooling and fantastic amenities, whilst enjoying a rear drive, garage, attractive 'courtyard'; style garden, and lawned front garden.

Tasteful and attractive throughout, the accommodation comprises a welcoming entrance hall, living room and large open-plan kitchen/diner to the ground floor. The first floor brings three great bedrooms, and the modern family bathroom, A well-executed and professional loft conversion sees a fixed staircase continue to the terrific fourth bedroom, a large space that offers flexible use, and currently optimised as a play room.



The Layout

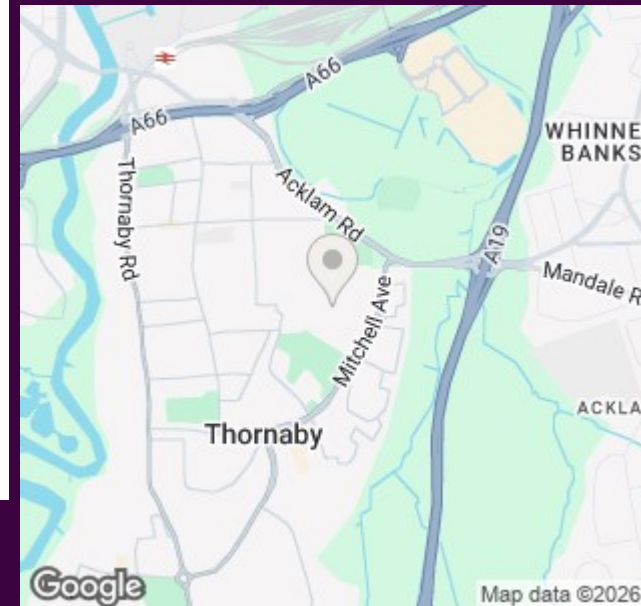


TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	81		
	43		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

The Location



Council Tax Band:
Tenure:

A
Freehold



- Deceptively large four bedroom home
- Spacious and attractive throughout, viewing essential
- Rear drive, garage and attractive 'Courtyard' style garden
- Generous living room and open-plan kitchen/diner
- Professional loft conversion providing impressive fourth bedroom



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