



Ivy Cottage Bank Terrace

Thorpe Thewles, Stockton-On-Tees, TS21 3JW

£240,000



A beautifully presented two-bedroom character cottage offering approximately 1,073 sq ft of extensively upgraded accommodation. Highlights include a spacious lounge, impressive open-plan kitchen/diner, separate utility room, four-piece bathroom and an enclosed south-facing garden, all set within the desirable village of Thorpe Thewles.



Ivy Cottage is a beautifully presented character home offering approximately 1,073 sq ft of thoughtfully upgraded accommodation in the sought-after village of Thorpe Thewles.

The ground floor includes a spacious lounge and an attractive open-plan kitchen and dining room fitted with Wickes units, integrated appliances and Karndean flooring. A separate utility room and ground-floor WC add valuable practicality.

Upstairs are two generous double bedrooms, including a principal bedroom with bespoke fitted wardrobes, together with a fully tiled four-piece bathroom.

Outside, the property has an enclosed south-facing garden with lawn and patio seating areas, providing an appealing space for relaxing and entertaining. A useful outbuilding offers additional storage.

Further improvements include replacement windows with CERTASS certification, upgraded electrics and heating, a security alarm and an annually serviced boiler with warranty remaining until December 2028.

Ivy Cottage is conveniently positioned for village amenities, including the Hamilton Russell Arms and The Vane Arms, while Stockton-on-Tees is approximately four miles away.

Please note: the rear access is shared and is subject to a right of way benefiting the neighbouring property.

Location

Thorpe Thewles is a desirable village offering an appealing balance of rural character and convenient access to surrounding towns and employment centres. Local amenities include the Hamilton Russell Arms on Bank Terrace and The Vane Arms on the village green. Stockton-on-Tees is approximately four miles away, while the nearby A177 provides convenient connections across the wider Teesside area. Local bus services are also available, subject to current routes and timetables.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The rear access is shared and is subject to a right of way benefiting the neighbouring property. There is also a wayleave in favour of Northern Powergrid. Further details are available within the material information document.

Certificate For Windows Is CERTASS (As Opposed To FENSA)

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

Money Laundering Notice

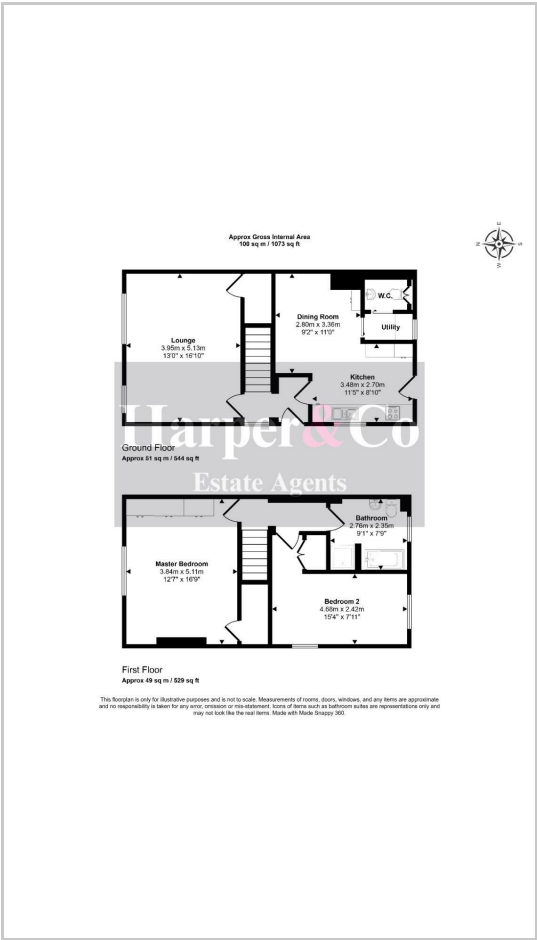
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

