



Throston Close, TS26 0UH
2 Bed - Bungalow - Semi Detached
£170,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold



SMITH &
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ESTATE AGENTS



Throston Close, TS26 0UH

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** An extended two bedroom semi detached bungalow occupying a pleasant cul-de-sac position on Throston Close. The bungalow would make an ideal purchase for those looking to downsize and benefits from a modern extended dining kitchen, gas central heating, uPVC double glazing and secure burglar alarm system. The accommodation comprises of: entrance hall, spacious rear lounge, the kitchen is fitted with modern white 'shaker' style units to base and wall level and includes a built-in oven, hob and extractor. The hall provides additional access to both bedrooms which are served by a modern white and chrome shower room. Externally the enclosed rear garden has been landscaped for easy maintenance, with well stocked borders and artificial turf. The open plan front garden has been block paved to provide off street parking for numerous cars. The single garage has been turned into a workshop and is accessed from the rear of the garden. VIEWING RECOMMENDED.

ENTRANCE HALL

uPVC double glazed glass panelled door, radiator, access to loft.

LOUNGE

15'3 x 11'4 (4.65m x 3.45m)

uPVC double glazed window to rear, radiator.

DINING KITCHEN

15'6 x 8'10 (4.72m x 2.69m)

Extended dining kitchen which is fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, four ring gas hob, illuminating extractor and fan assisted oven, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to front, uPVC double glazed French doors opening onto the rear garden.

BEDROOM

13'11 x 11'4 (4.24m x 3.45m)

uPVC double glazed window to front, radiator.

BEDROOM

9'3 x 9' (2.82m x 2.74m)

uPVC double glazed window to front, radiator.

SHOWER ROOM

White and chrome suite comprising: corner shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.

EXTERNALLY

The enclosed rear garden has been landscaped for easy maintenance, with well stocked borders and artificial turf. The

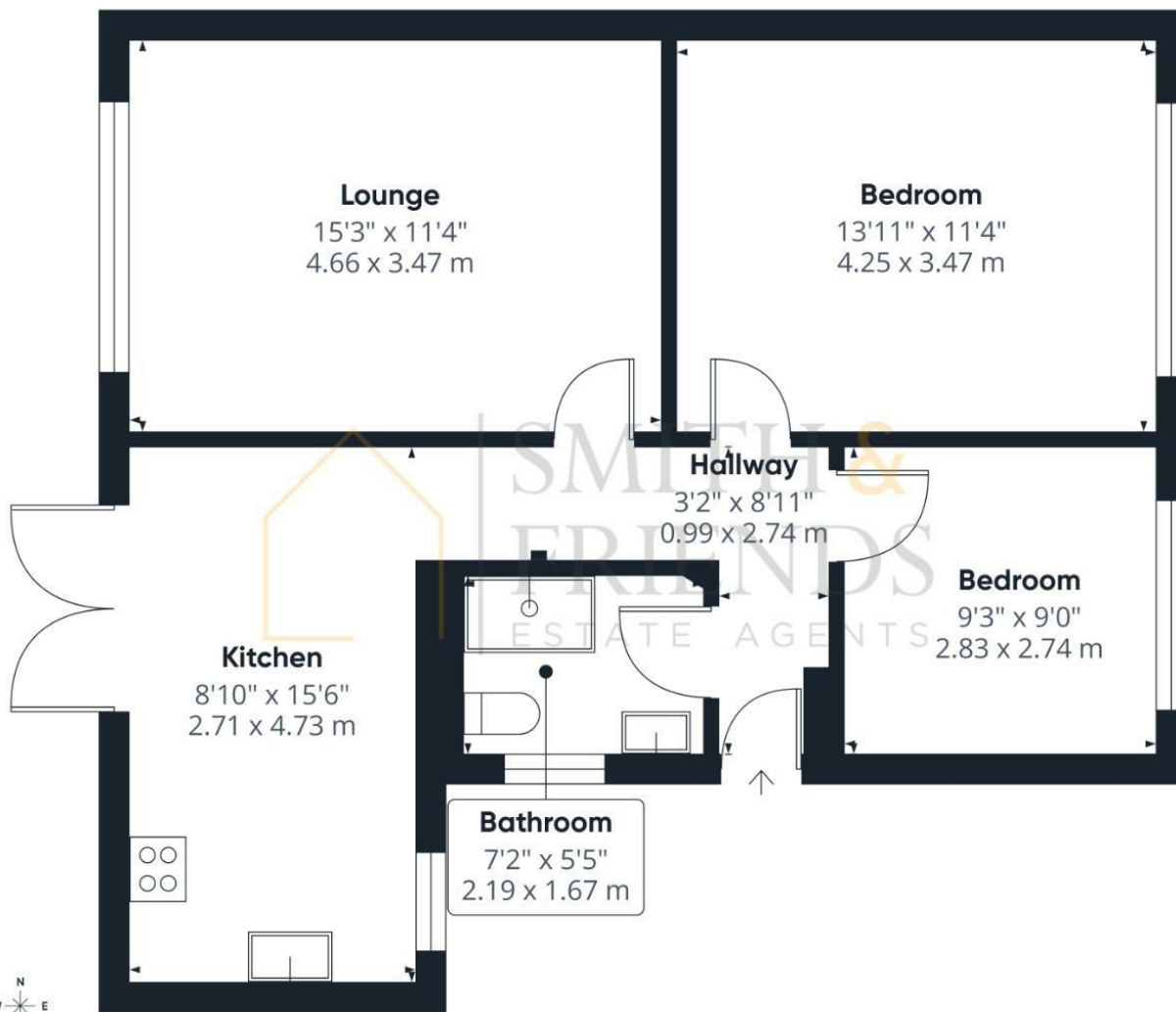
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NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



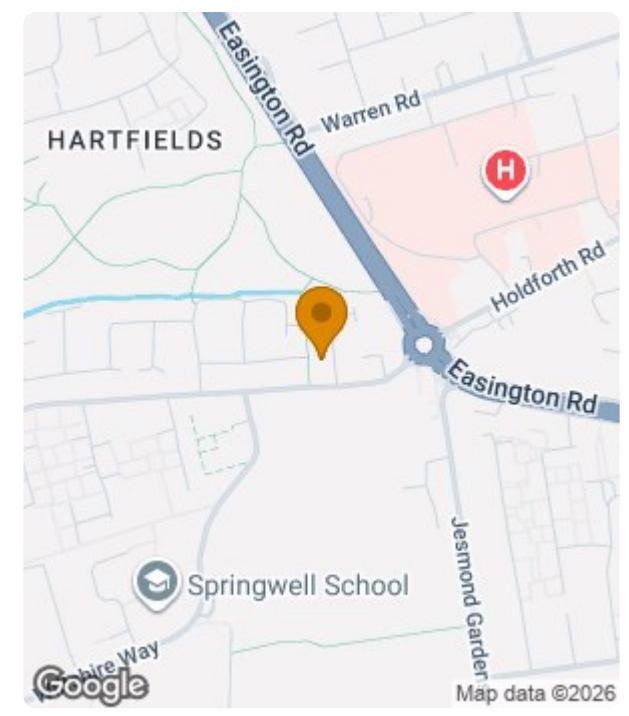


Approximate total area⁽¹⁾
663 ft²
61.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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