

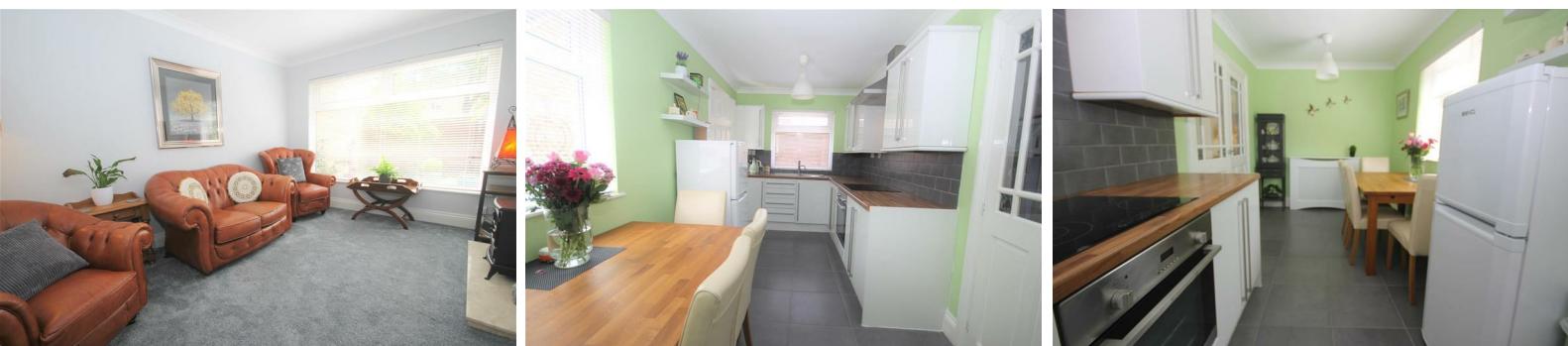


**Woodford Walk, Thornaby, TS17 0LT**  
**3 Bed - House**  
**£110,000**

Tastefully improved and immaculately presented Three bedrooomed property, This lovely home is ideal for any buyer that is looking for somewhere that is ready to move straight into. . Situated in this popular area of Thornaby and benefiting from generous wrap around gardens, internal viewing comes highly recommended.

The Accommodation comprises of: Entrance Hallway, kitchen/diner and lounge to the ground floor. The first floor has three bedrooms, - 'Master' with fitted robes and the modern family bathroom.

Externally. wrap around gardens to front and side, that are mainly laid to lawn and afford a good degree of privacy.



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# Woodford Walk, Thornaby, TS17 0LT

## Entrance Hall

uPVC DG glass panelled door, staircase to 1st floor landing and storage cupboard



## Lounge

13'8 x 11'5 (4.17m x 3.48m)

uPVC DG window to rear aspect and electric wall heater.

## Dining Kitchen

17'1 x 7'8 (5.21m x 2.34m)

White high gloss wall, base and drawer units with woodblock effect worktops, inset sink and drainer, Four ring halogen hob, with fan assisted oven and extractor, space for fridge freezer, Two uPVC DG windows and door into utility.



## Utility

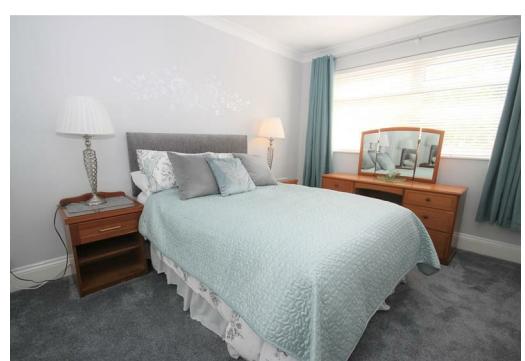
7'8 x 6'3 (2.34m x 1.91m)

Plumbing for washing machine and dyer, door opening onto garden

## Bedroom 1

14' x 9'5 (4.27m x 2.87m)

uPVC DG window, full length mirrored wardrobes and wall mounted heater



## Bedroom 2

9'11 x 7'8 (3.02m x 2.34m)

uPVC DG window, wall mounted electric heater.

## Bedroom 3

7'10 x 7'8 (2.39m x 2.34m)

uPVC DG window, wall mounted heater

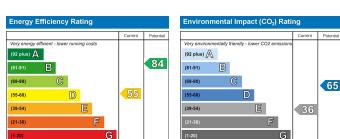


## Family Bathroom

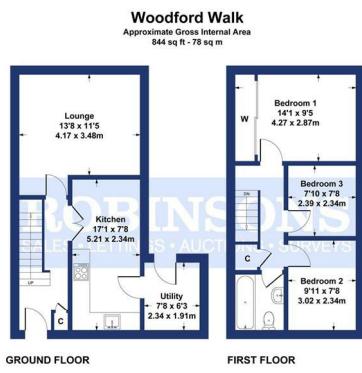
Modern white and chrome suite comprising of panelled bath with shower over, pedestal wash hand basin and low level wc. Co ordinated tiled walls and uPVC DG window

## Externally

The private "wrap around" garden is mainly laid to lawn with a decking and paved patio area.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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