



Chain Free three bedroom semi detached house which is certainly more spacious than you might first expect and one that would perfectly suit a family or first time buyer. The internal presentation has a very tasteful and modern style to it with a modern shaker style kitchen and modern white bathroom suite. As well as being offered with the benefit of no onward chain it has the advantage of uPVC double glazed windows and central heating serving radiators. To the rear is a pleasant south westerly facing garden with a large garden shed and there are plenty of open green spaces surrounding the property. This is a great family home and well worth a viewing.

Woodford Walk, Thornaby, TS17 0LT
3 Bed - House - Semi-Detached
Chain Free £99,950

ROBINSONS
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GROUND FLOOR

ENTRANCE HALL

uPVC entrance door with double glazed inserts, staircase to first floor with cloaks/storage cupboard below and separate built in store cupboard, radiator.

'L' SHAPED LOUNGE/DINING AREA

13' 4" x 11' 4" (in lounge) L Shape 9' 0" x 7' 5" (in dining area) (4.06m x 3.45m (in lounge) L Shape 2.74m x 2.26m (in dining area)) uPVC double glazed French doors open onto the rear garden, two radiators, coved ceiling, connecting door opens into:-

KITCHEN

8'3 x 7'9 plus l shape 7'9 x 6' (2.51m x 2.36m plus l shape 2.36m x 1.83m)

Fitted with a l range of modern oak faced Shaker design wall, drawer and floor cupboards. Granite effect roll edge work surfaces with matching splash backs, single drainer stainless steel sink unit with mixer taps over, built in stainless steel electric oven and four ring halogen hob with stainless steel splash back and stainless steel cooker extractor canopy over, plumbing for automatic washing machine, hardwood exterior door opens onto the rear garden, radiator.



FIRST FLOOR

LANDING

Access to loft, bulkhead airing cupboard housing hot water cylinder.



BEDROOM 1

13'7 into wardrobes x 9'4 (4.14m into wardrobes x 2.84m)

Fitted wardrobes across one wall with sliding doors, radiator.



BEDROOM 2

9'8 x 7'5 (2.95m x 2.26m)

Radiator.

BEDROOM 3

7'9 x 7'5 (2.36m x 2.26m)

Radiator.



BATHROOM

6'5 x 5'8 (1.96m x 1.73m)

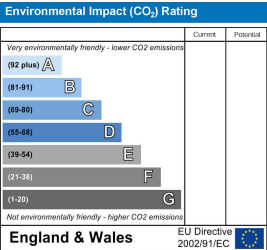
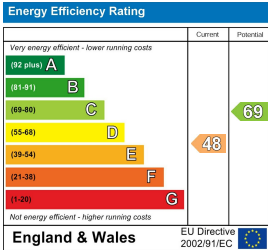
White three piece suite comprising shower bath with thermostatic drench shower and glazed side screen over, wash hand basin, dual flush close coupled w/c, chrome towel radiator, co-ordinated ceramic tiled splash backs with mosaic detail, extractor fan.

GARDENS

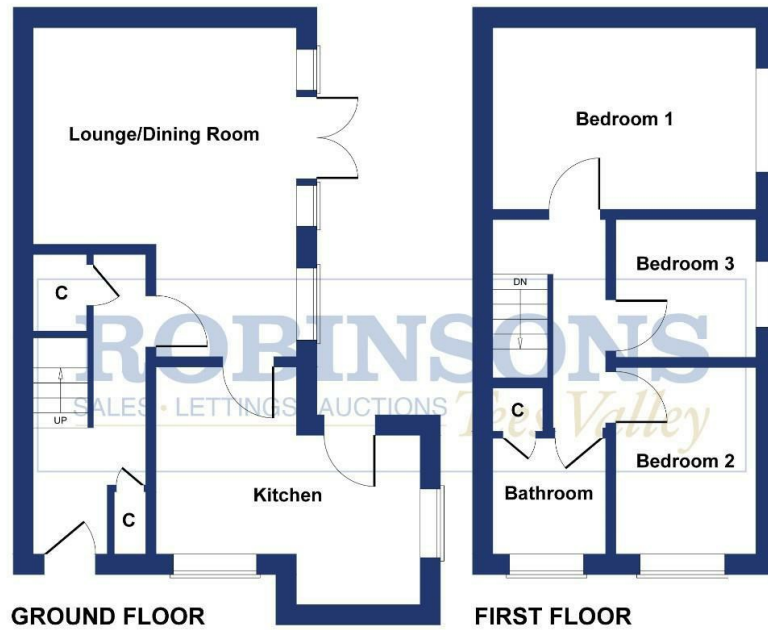
Small fence enclosed front garden. To the rear is a westerly facing garden offering a good degree of laid mainly to lawn with paved patio area, timber garden shed, outside tap.



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Woodford Walk



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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