



A smart and well presented three bedroom semi detached house which is situated in a popular location of Thornaby. The property briefly comprises of entrance hallway, lounge, dining room, garden room, kitchen, cloak/WC, landing, three bedrooms and bathroom/WC. The property benefits from gas central heating, a modern kitchen and bathroom, uPVC double glazing and easily maintained gardens to both front and rear in addition to a driveway. Viewing is highly recommended.

**Bracknell Road, Thornaby, TS17 9AU**  
**3 Bed - House - Semi-Detached**  
**£130,000**

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### ENTRANCE

Via uPVC double glazed side entrance door with double radiator, laminate flooring, built-in storage cupboard and doors leading to lounge and kitchen.

### CLOAK/WC

Low level WC, wash hand basin and uPVC double glazed window to front elevation.

### LOUNGE

**14' x 10'7 (4.27m x 3.23m)**

uPVC double glazed bow window to front elevation, feature fireplace with electric fire, laminate flooring, double radiator and double doors opening through to dining room.

### DINING ROOM

**11' x 9'2 (3.35m x 2.79m)**

uPVC double glazed door leading to garden room, single radiator, laminate flooring, stairs leading to landing and door leading through into kitchen.

### KITCHEN

A modern fitted kitchen with an excellent range of wall, floor and drawer units incorporating a gas hob with built-in electric oven, worktop with inset ceramic sink unit with mixer tap and single drainer, plumbing for washing machine, space for fridge/freezer, laminate flooring, double glazed sliding patio door to garden and extractor hood over hob.

### LANDING

Which is approached via stairs from dining room with doors leading to three bedrooms and bathroom/WC, built-in storage cupboard and uPVC double glazed window to side elevation.

### BEDROOM 1

**11'10 x 8'11 (3.61m x 2.72m)**

uPVC double glazed window to front elevation, single radiator and fitted wardrobes.

### BEDROOM 2

**12'9 x 8'9 (3.89m x 2.67m)**

uPVC double glazed window to rear elevation, single radiator and laminate flooring.

### BEDROOM 3

**11' x 7'7 (3.35m x 2.31m)**

uPVC double glazed window to rear elevation, single radiator and built-in storage cupboard.

### BATHROOM/WC

A modern bathroom suite comprising of bath with over bath shower and splash screen, wash hand basin with mixer tap set into vanity unit, low level WC, chrome heated towel rail, tiled floor and tiled walls and uPVC double glazed windows to side and front elevations.

### OUTSIDE



To the front there is an easily maintained garden which is laid to lawn with a block paved driveway and footpath leading to front entrance door in addition to having mature shrubs and hedges. There is gated access to the side which in turn via footpath leads to the rear garden. The rear garden has a useful brick-built storage shed with power and lighting which leads to the rear garden. The rear garden is easily maintained, enclosed by timber fencing and stocked with mature plants and shrubs in addition to a patio area.



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GROUND FLOOR

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## 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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Energy Efficiency Rating	
Current	Potential
Your energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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