


# 546 Thornaby Road, Thornaby

£525,000

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SALES · LETTINGS · AUCTIONS



# 546 Thornaby Road

## Thornaby, Stockton-On-Tees

If You Are in The Market for A Detached Forever Family Home, We Just Might Have the Property for You! Set On A 0.41 Acre Plot, Flexible Living with Downstairs Bedrooms & Stunningly Presented!

- Stunning Traditional Bay-Fronted Detached Family Home
- Extensively Remodelled, Extended & Refurbished to an Exceptional Standard
- Occupying a Generous 0.41-Acre Plot
- Beautifully Presented Throughout, Blending Character Features with Modern Luxury
- Impressive Open-Plan Living/Dining/Kitchen Area with Bi-Fold Doors to the Rear Garden
- Three First-Floor Bedrooms & Two Versatile Ground-Floor Rooms, Ideal as Additional Bedrooms or Reception Rooms
- Contemporary Ground-Floor Shower Room & Stylish Four-Piece Family Bathroom
- Expansive West-Facing Rear Garden, Perfect for Outdoor Entertaining
- Extensive Driveway Providing Ample Parking for Multiple Vehicles, Motorhome or Caravan
- Gas Central Heating, UPVC Double Glazing & Composite Front Door

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This traditional bay fronted detached house has undergone extensive re-modelling, extending and refurbishment over recent years and has been developed to create a great family home with plenty of space and at the same time the standard of the fit out has to be seen to be believed. No effort has been spared to make sure this is a high standard house.

Occupying a generous 0.41-acre plot, this beautifully presented property boasts a desirable west-facing rear garden, offering an abundance of outdoor space, perfect for entertaining, relaxing and enjoying with family and friends. Internally, the home has been elegantly styled throughout, seamlessly blending charming original character features with contemporary finishes to create a stylish yet welcoming living environment.

Comprising porch, entrance hall, sitting room/bedroom, fabulous modern shower room, front lounge with original open working fireplace, study/bedroom and utility room. However, the standout feature is the open plan living/dining/kitchen area to the rear with bi-fold doors leading onto the Indian timber/flagstone patio area.

The first floor has two generous double bedrooms, roomy single and bathroom with modern four piece suite.

There is also a large integral, electric roller door garage, currently being used as storage and gym area.

The rear garden is huge with large, grassed area, summerhouse with electrics, chicken coop, large driveway perfect for a number of cars or motorhome/caravan and outside power and lights.

Other features include gas central heating, composite front door and UPVC double glazed windows.











**Buyers Identification Check(s)**
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





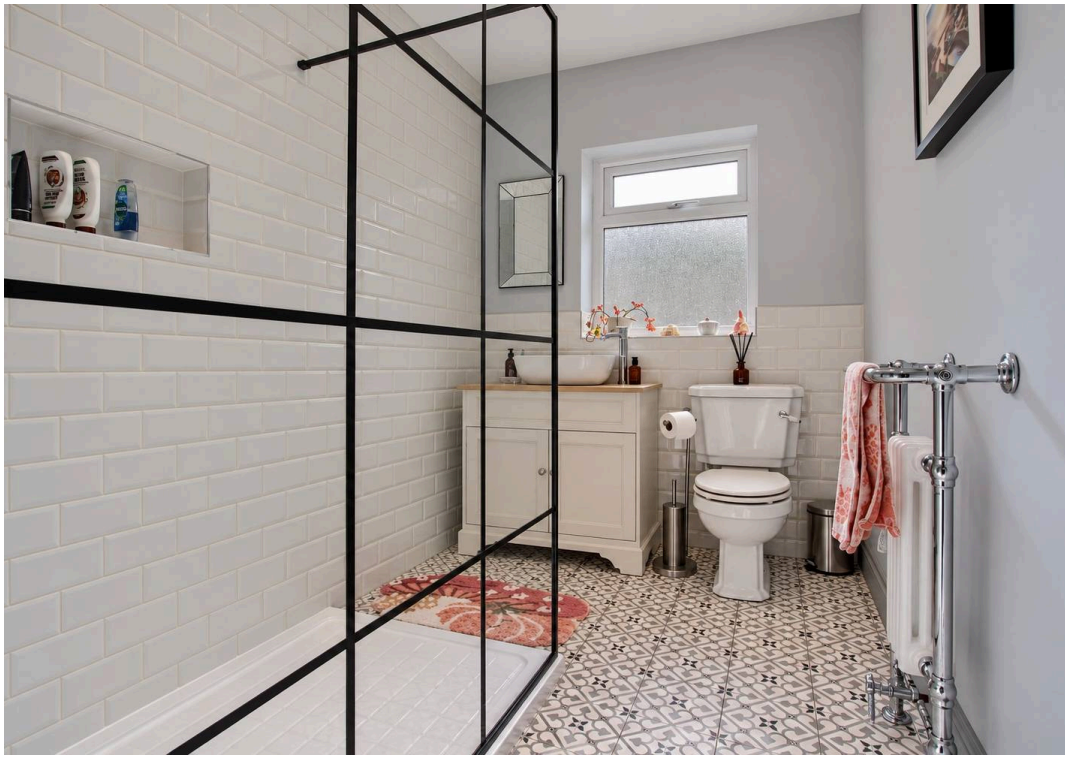




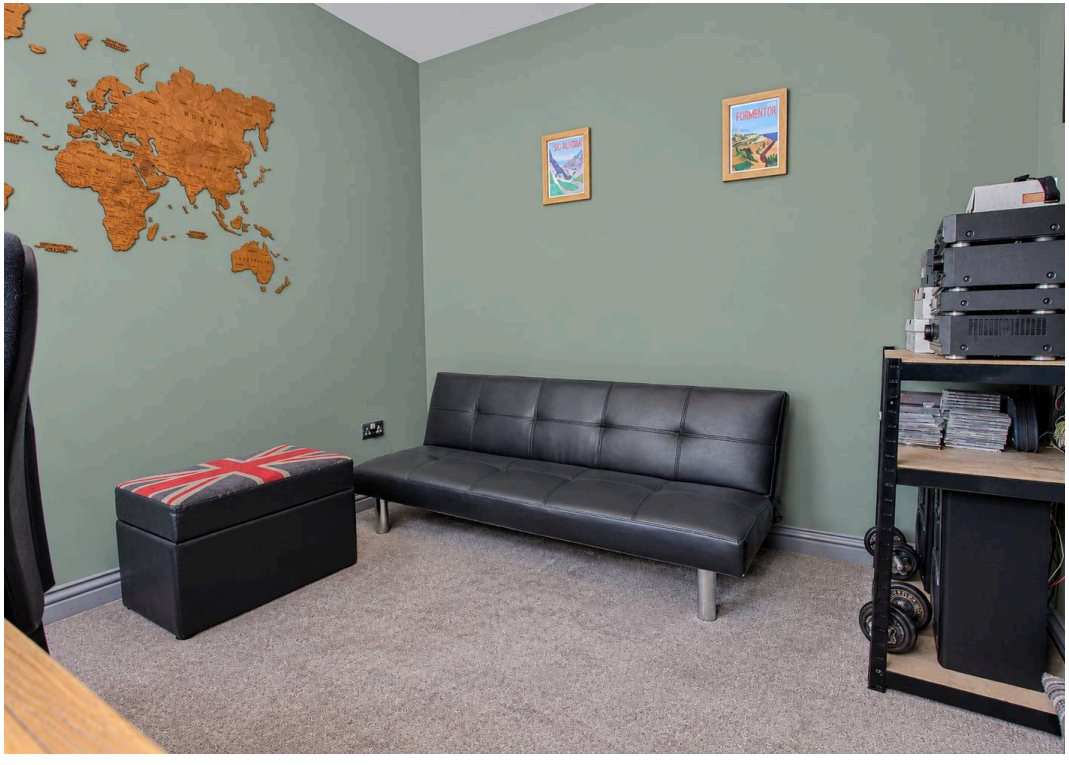


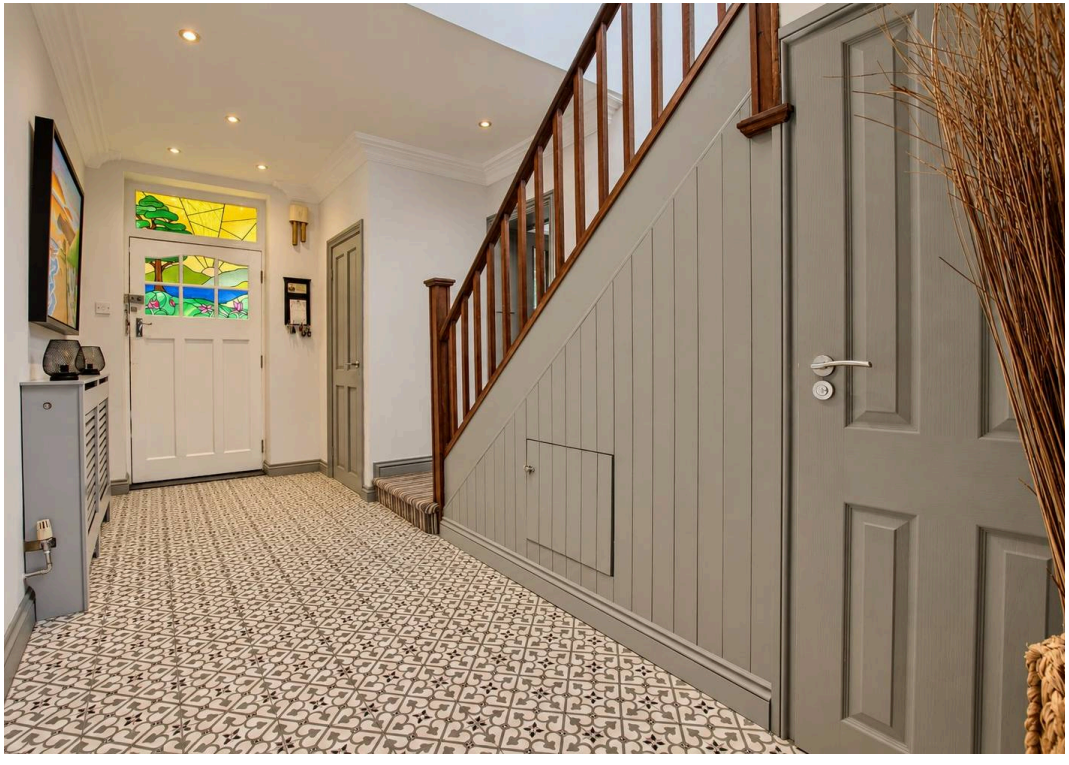







RUSSIA


FORMENTOR


























350
500


350
500




















WELCOME
BLACK SHEEP BREWERY









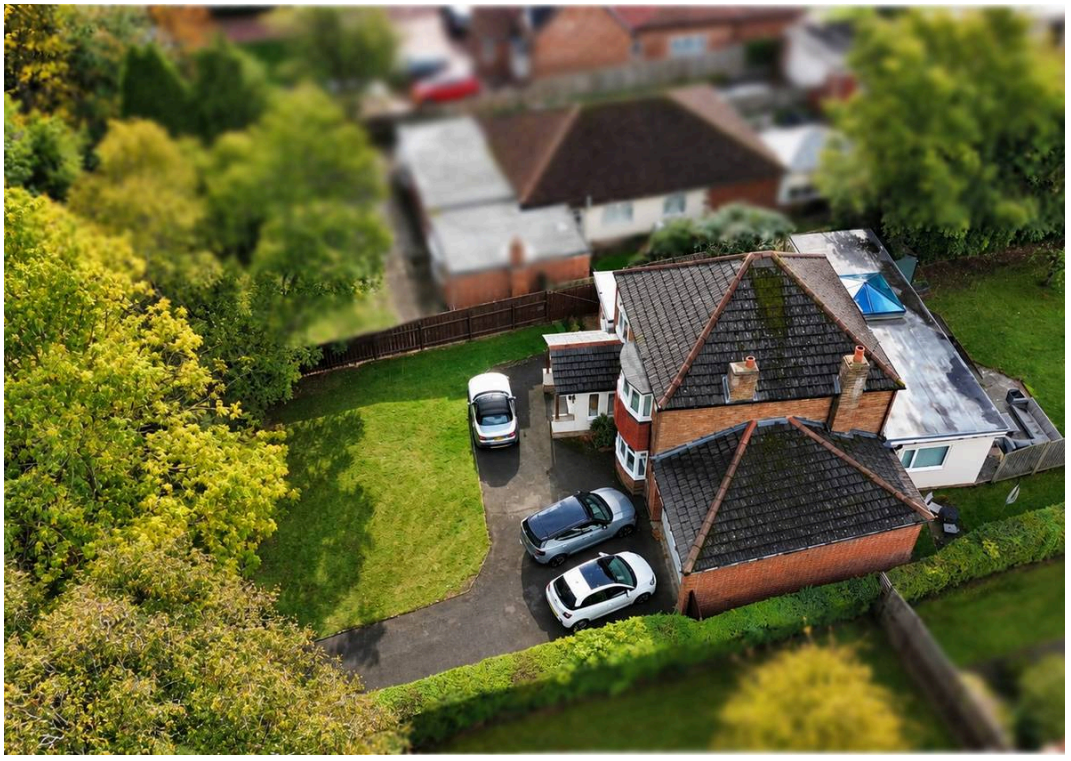


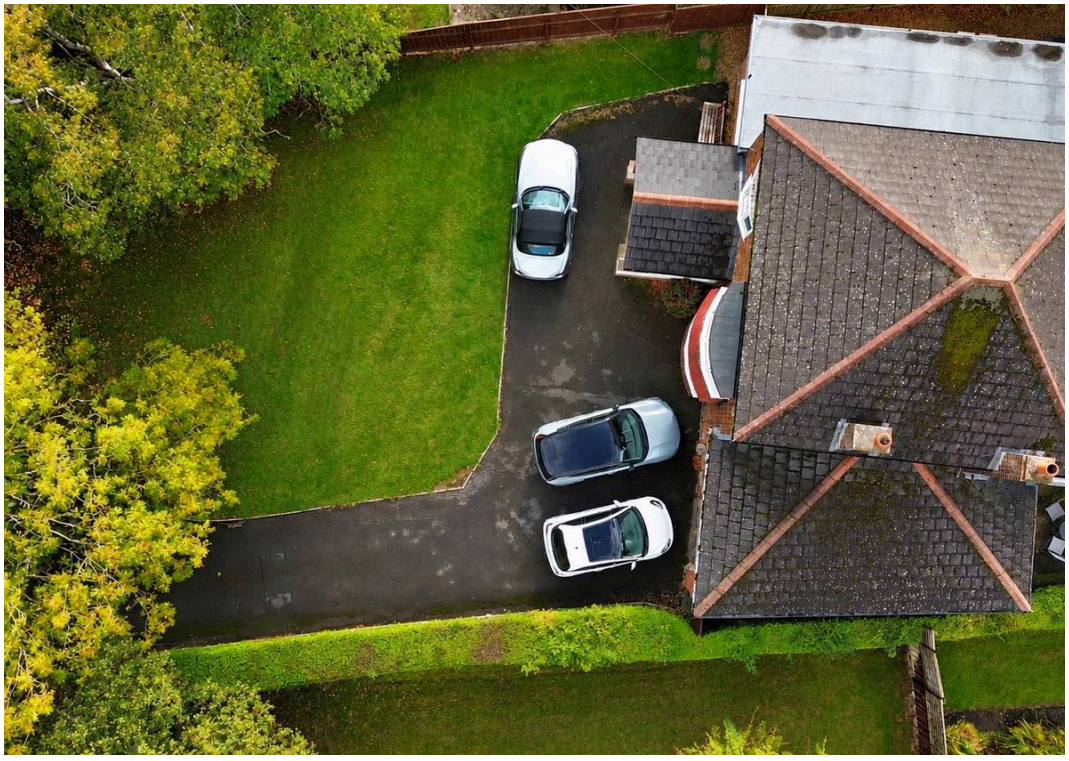




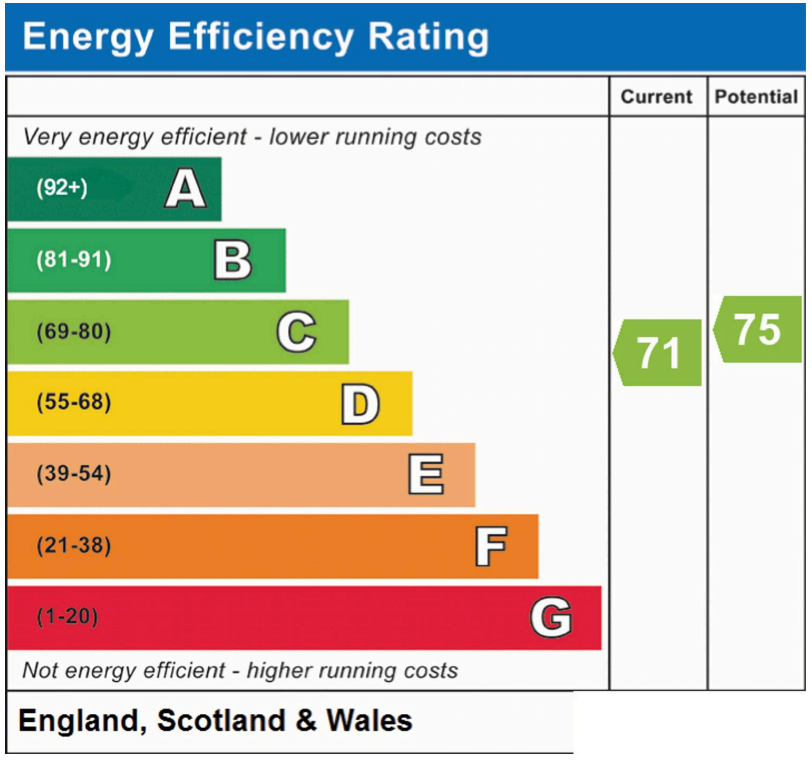






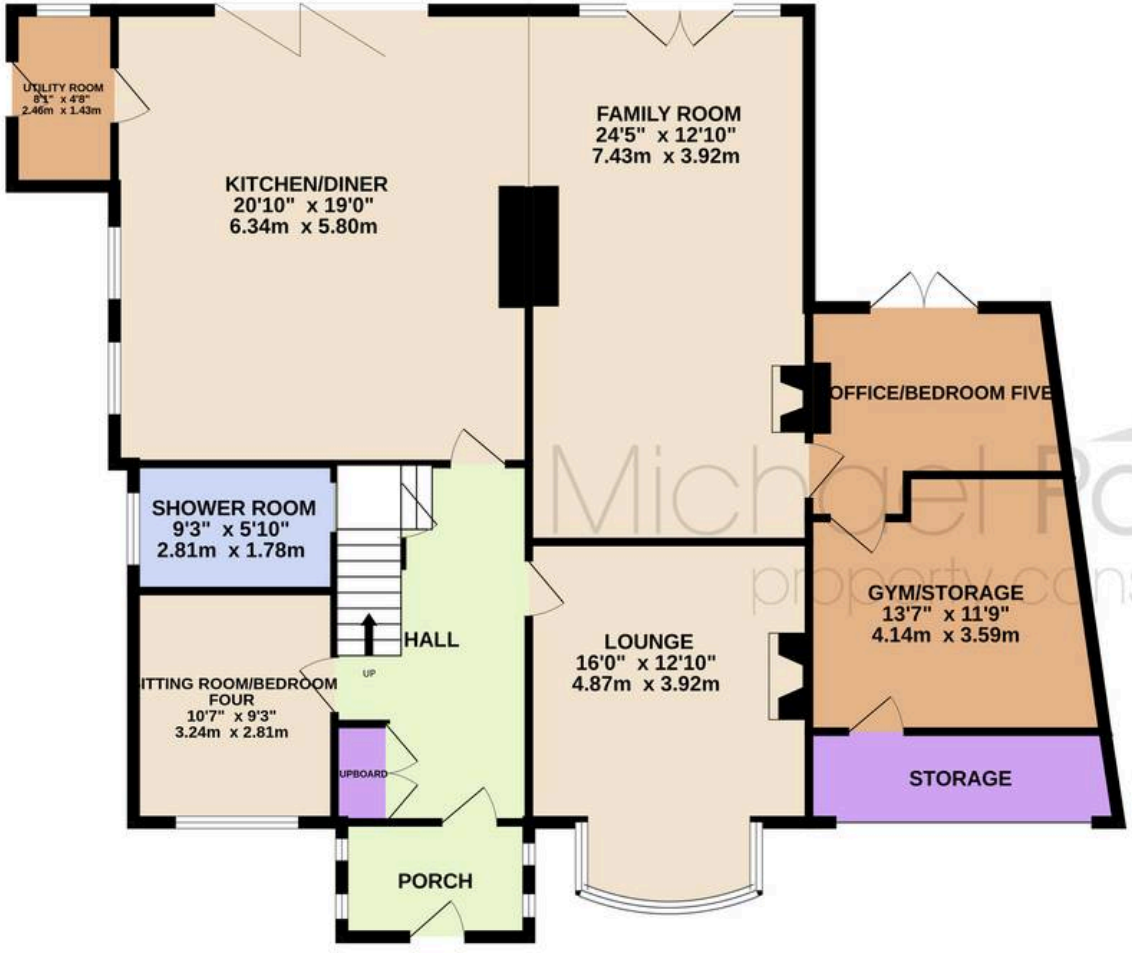


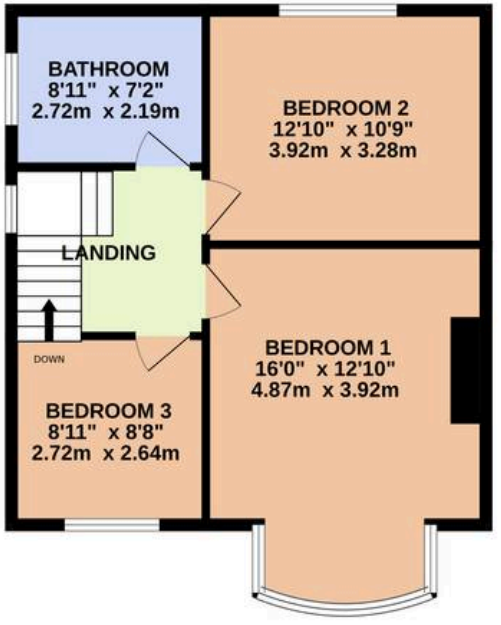

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
75
England, Scotland & Wales

GROUND FLOOR
1554 sq.ft. (144.4 sq.m.) approx.

1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.




Michael Poole
property consultants

TOTAL FLOOR AREA : 2091 sq.ft. (194.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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