



Darbyshire Close, Thornaby, TS17 0HY  
3 Bed - House - Semi-Detached  
Chain Free £120,000

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**IDEAL FIRST PURCHASE - This Immaculate three bed semi, is located within this popular Thornaby development close to local amenities and commuter routes. Generously proportioned rooms and benefiting from an Open Plan Dining Kitchen Three bedrooms (master with en suite) and off street parking for two cars.**

**The accommodation comprises of: Entrance Hall, W.C. Dining Kitchen and lounge which opens onto the rear garden. To the 1st floor there are three bedrooms (master with en suite) and family bathroom.**

**Externally: The rear garden is mainly laid to lawn with an enclosed patio area, to the front of the property there is off street parking for two cars.**



### **Entrance Hallway**

Glazed front door, tiled flooring, staircase to 1st floor landing, radiator and storage cupboard.

### **Cloakroom W.C.**

Low level w.c. wash hand basin, tiled flooring and radiator.

### **Lounge**

14'7 x 11'5 (4.45m x 3.48m)

uPVC DG window to rear, uPVC DG French doors opening onto the rear patio and radiator

### **Dining Kitchen**

14'7 x 7'5 (4.45m x 2.26m)

Fitted with a range of modern white high gloss wall, base and drawer units, with matching worktops. Inset stainless steel sink and drainer with mixer tap. Four ring gas hob with extractor and electric oven. Plumbing for washing machine and space for fridge freezer. uPVC DG window to front aspect, tiled flooring and radiator.

### **Bedroom 1**

11'6 x 10'8 (3.51m x 3.25m)

uPVC DG window to front aspect, built in mirrored wardrobes and radiator.

### **Ensuite**

Walk in shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin and lowlevel wc. Co ordinated tiled walls , radiator and uPVC DG window to front aspect.

### **Bedroom 2**

10'4 x 7'5 (3.15m x 2.26m)

uPVC DG window to rear aspect, fitted wardrobes and radiator

### **Bedroom 3**

8'8 x 7'2 (2.64m x 2.18m)

uPVC DG window to rear aspect and radiator.

### **Family Bathroom**

Panelled bath, pedestal wash hand basin and low level w.c. co ordinated tiled walls and radiator

### **Externally**

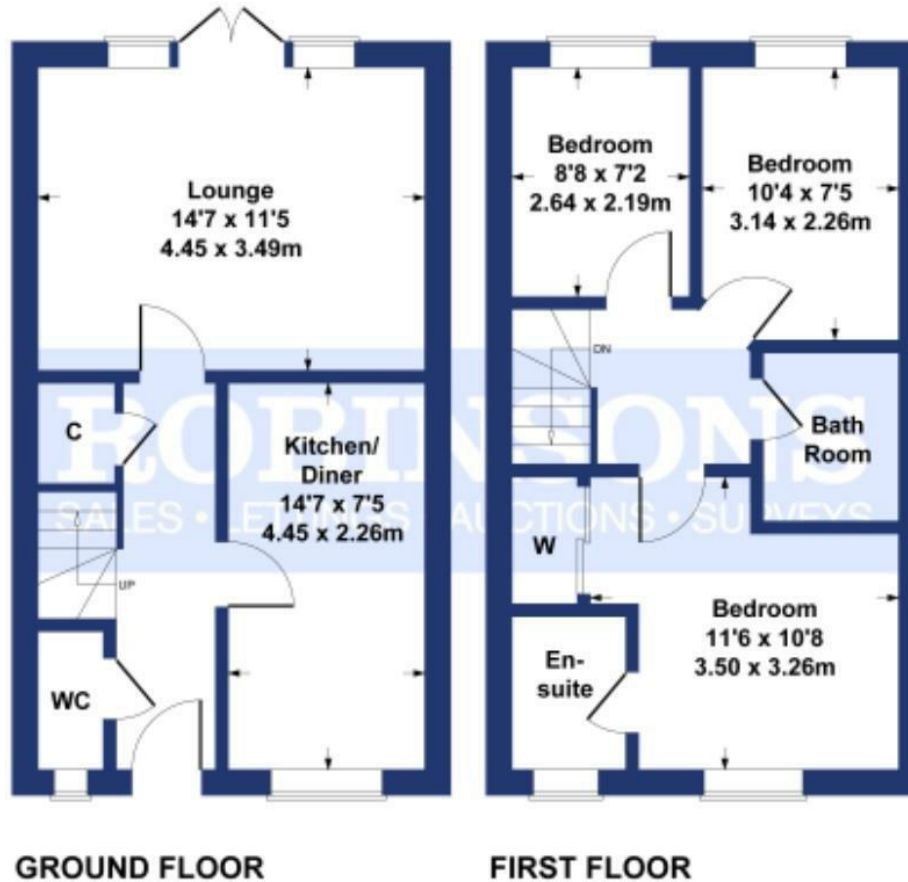
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# Darbyshire Close

Approximate Gross Internal Area  
775 sq ft - 72 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.