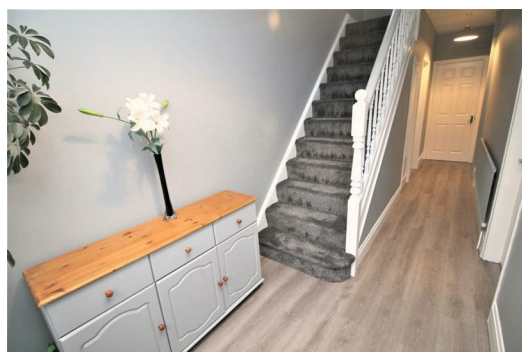




**Humber Road, Thornaby, TS17 8JB**  
**3 Bed - House - Semi-Detached**  
**Reduced To £119,000**

This well presented three bedroom semi detached home which is situated on Humber Road, Thornaby has been priced for a quick sale. Offering tasteful decor and well proportioned accommodation which comprises of entrance hall, dining room, cloaks/WC, lounge and well fitted kitchen. The first floor offers three good sized bedrooms all with fitted wardrobes and a modern bathroom/WC. Externally to the rear is a generous sized garden which brick built storage area, storage shed and bike shed, a large 4/5 car driveway, laid to lawn area and patio with new fencing surrounding. The front of the property is stone chipped for easy maintenance with additional car parking space and new double opening gates. This impressive home benefits from uPVC double glazing as well as triple glazing to the front and gas central heating with all serious offers considered as the vendor has a property in mind.



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## Humber Road, Thornaby, TS17 8JB

### ENTRANCE HALLWAY

Accessed via uPVC triple glazed composite door, staircase to first floor, under stairs storage cupboard, single radiator.

### GROUND FLOOR CLOAKS/WC

Well fitted with a two piece white suite comprising of wash hand basin into vanity unit, low level WC, uPVC double glazed frosted window, tiling to walls

### DINING ROOM

11'9 x 11'5 (3.58m x 3.48m)

uPVC triple glazed bay window to the front aspect with radiator and Karndean style flooring

### LOUNGE

12'1 x 12'0 (3.68m x 3.66m)

uPVC double glazed window to the rear aspect, modern feature fire surround with inset gas fire and Karndean style flooring

### KITCHEN

10'5 x 10'1 (3.18m x 3.07m)

Fitted with a range of base wall and drawer units with complementary working surfaces incorporating a single drainer stainless steel sink unit, space for gas cooker with recirculating fan above, ample space for appliances including under counter fridge or freezer, free standing fridge freezer, recess with plumbing for washing machine, uPVC double glazed window, uPVC double glazed stable style door, ceiling spotlights.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, access to boarded loft

#### BEDROOM ONE

13'2 x 8'5 (4.01m x 2.57m)

uPVC triple glazed window to the front aspect, fitted wardrobe with shelves and recess for TV, single radiator.

#### BEDROOM TWO

11'3 x 8'5 (3.43m x 2.57m)

uPVC double glazed window to the rear aspect, fitted wardrobe with shelving and recess for TV, single radiator.

#### BEDROOM THREE

7'7 x 7'1 (2.31m x 2.16m)

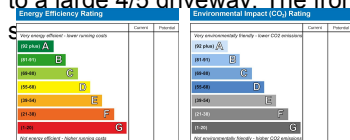
uPVC double glazed window to the front aspect, fitted wardrobe with overhead storage and bed recess, single radiator.

### MODERN FAMILY BATHROOM/WC

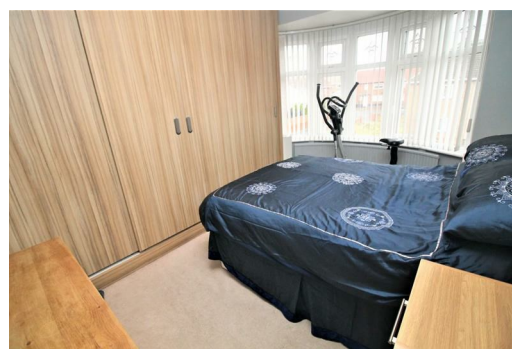
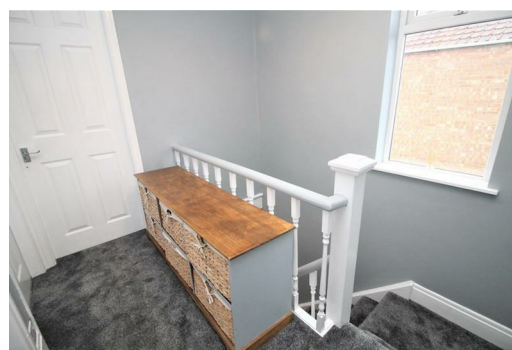
Well fitted with a three piece white suite comprising of paneled bath with mains shower attachment, wash hand basin into vanity unit and WC, uPVC double glazed frosted window, tiling to walls, chrome heated towel radiator.

### OUTSIDE

Externally to the rear is a generous style garden laid to lawn enclosed by new timber fencing with brick built storage area, separate storage shed and bike shed, in addition to a large 4/5 driveway. The front of the property benefits from an additional car parking space opening gates and stone chippings.



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.



Humber Road Stockton On Tees



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
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