



A superb three bedroom semi detached detached house located on a popular modern development approximately one mile from Thornaby Town Centre and within walking distance of local shops, schools for all age groups, regular bus services and an excellent network of roads providing access to the surrounding residential and commercial areas. Presented in immaculate decorative order throughout the property offers family sized accommodation whilst being within the price range of many first time buyers. With the benefit of gas central heating and uPVC double glazing the well appointed accommodation briefly comprises: Entrance Hall, ground floor Cloakroom/WC with a white suite, spacious Lounge with French doors to the rear garden, fitted Kitchen with built in oven and hob, Landing, three Bedrooms - two with a range of fitted wardrobes and Bathroom/WC with a white suite. Externally there is a low maintenance open plan front garden, long block paved drive and west facing rear garden with paved patio area. Viewing is highly recommended.

Gable Court, TS17 8FS
3 Bed - House - Semi-Detached
£127,500

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ENTRANCE HALLWAY

Double glazed entrance door to the front elevation. Staircase giving access to the first floor, central heating radiator, wood effect laminate flooring and paneled door leading to the cloakroom/WC, lounge and kitchen

CLOAKS/WC

White suite comprising washbasin with mixer tap and low level WC. Central heating radiator, extractor fan and wood effect laminate flooring.

LOUNGE

13'10 x 15'0 (3.96m'3.05m x 4.57m'0.00m)

Double glazed French doors to the rear elevation leading to the rear garden. TV aerial point, central heating radiator, ceiling coving and wood effect laminate flooring.

KITCHEN

9'10 x 8'0 (2.74m'3.05m x 2.44m'0.00m)

Double glazed window to the front elevation. Fitted floor, wall and drawer units with fitted work surfaces incorporating a single drainer resin sink unit with mixer tap. Built in oven, hob and microwave with extractor hood above. Space and plumbing for washing machine. Space for fridge/ freezer. Central heating radiator, wood effect laminate flooring and spotlights to the ceiling.

LANDING

Built in cupboard and paneled doors leading to three bedrooms and bathroom/WC

BEDROOM ONE

13'2 x 8'4 including wardrobes (3.96m'0.61m x 2.44m'1.22m including wardrobes)

Double glazed window to the rear elevation. Central heating radiator, range of fitted wardrobes and access to the loft.

BEDROOM TWO

10'10 x 8'4 (3.05m'3.05m x 2.44m'1.22m)

Double glazed window to the front elevation and central heating radiator.

BEDROOM THREE

10'2 x 6'6 including wardrobes (3.05m'0.61m x 1.83m'1.83m including wardrobes)

Double glazed window to the rear elevation. Central heating radiator and range of fitted wardrobes.

BATHROOM/WC

Double glazed window to the front elevation. White suite comprising paneled bath with mixer tap/ shower attachment, washbasin with mixer tap and vanity storage unit below and low level WC. Part tiled walls, central heating radiator and built in storage cupboard.

OUTSIDE



Low maintenance front garden with attractive paving and slate borders. A long block paved drive provides excellent off street parking facilities. Large West facing rear garden enclosed by timber fencing laid to lawn with paved patio area and water tap.



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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. 2020

Energy Efficiency Rating	
Current	Potential
83	83

Environmental Impact (CO ₂) Rating	
Current	Potential

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