

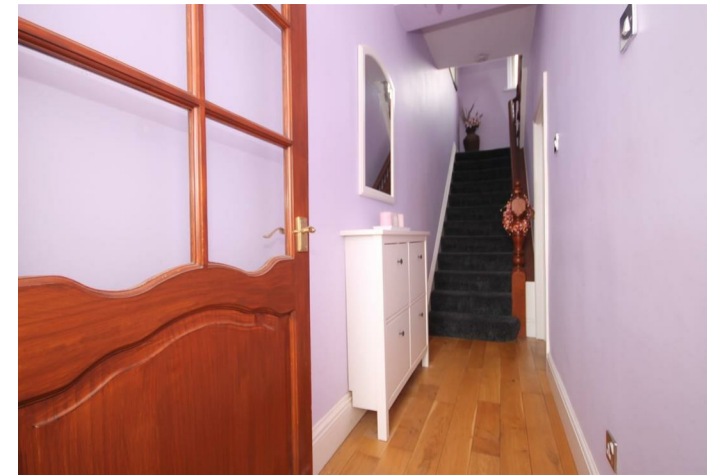


Thornhill Gardens, TS26 0HX  
2 Bed - House - Mid Terrace  
£119,950

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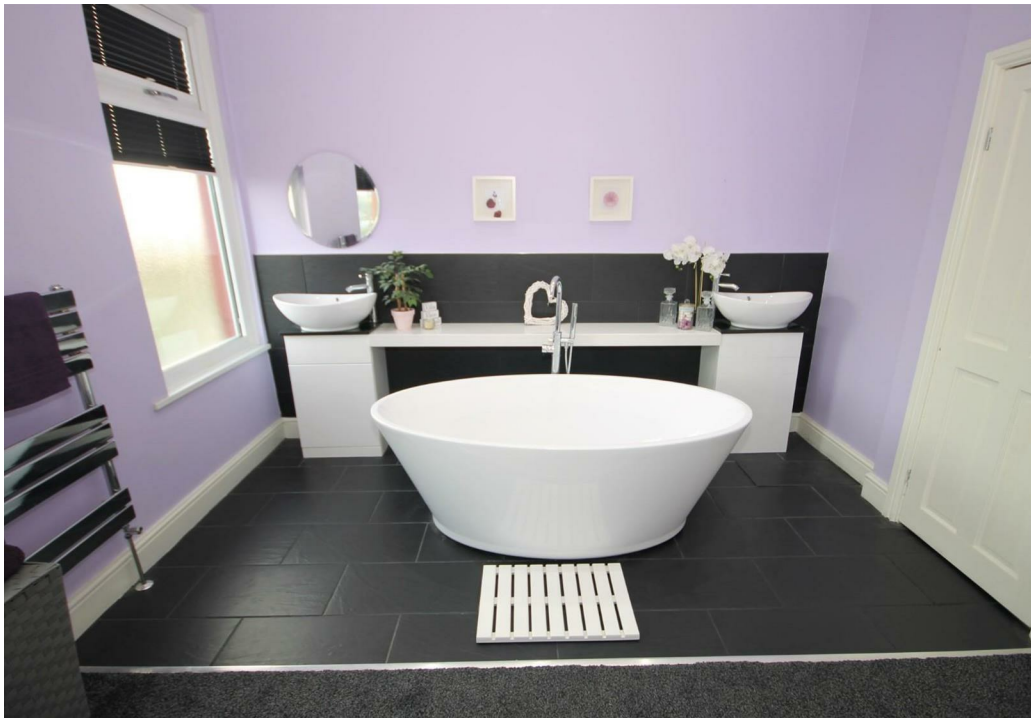
# Thornhill Gardens TS26 0HX

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A well presented and deceptively spacious two bedroom terraced property offering modern and upgraded accommodation ideal for a variety of buyers. The home was originally built with three bedrooms having now been altered to add a stunning bathroom area to the master bedroom with free standing bath. A superb refitted kitchen/breakfast room, generous utility room, useful attic room, impressive ground floor shower room and large rear garden ideal for entertaining further adds to the home's appeal. An internal viewing comes recommended to appreciate everything on offer, whilst other features include gas central heating and uPVC double glazing. In brief the layout comprises: entrance vestibule through to the entrance hall with stairs to the first floor, the bay fronted lounge includes an attractive 'marble' style fire surround and gas fire and links to the superb refitted kitchen/breakfast room with built-in double oven, hob and extractor. A large utility room features matching units to base and wall level and offers space for free standing appliances. The rear lobby features door to the rear garden and gives access to a modern ground floor shower room which is fitted with a three piece suite and chrome fittings. To the first floor are two spacious bedrooms, the original third bedroom has now been opened up with the master and incorporates a free standing bath and 'his and hers' basins. A separate first floor WC features a two piece white suite and chrome fittings with access from the landing. The attic room offers a variety of use, is generous in size and completes the internal accommodation. Externally is a low maintenance palisade to the front and generous enclosed rear garden ideal for entertaining with large lawn, patio and bar.











#### **ENTRANCE VESTIBULE**

Accessed via double glazed composite entrance door with uPVC double glazed fanlight above, attractive oak flooring, door to entrance hall with glazed inserts and fanlight above.

#### **ENTRANCE HALL**

Matching oak flooring, stairs to the first floor with fitted carpet, spindles and newel post, door to kitchen/breakfast room.

#### **LOUNGE 14'3 into bay x 13'1 (4.34m into bay x 3.99m)**

A pleasant family lounge with a large uPVC double glazed bay window to the front aspect, attractive marble fire surround with inset gas fire, fitted carpet, high coved ceiling, television point, convector radiator.

#### **KITCHEN/BREAKFAST ROOM 12'4 x 13'1 (3.76m x 3.99m)**

Fitted with a beautiful range of cream units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven with five ring gas hob above and three speed extractor hood over, contrasting black and white 'brick' style tiling to splashback, recess with dishwasher included, recess with wine cooler included, down lighting to eye level units, uPVC double glazed window looking out to the rear garden, attractive oak flooring, coving and inset spotlighting to ceiling, useful under stairs storage cupboard, television point, convector radiator, breakfast bar area, built-in speaker system included, access to utility.

#### **GENEROUS UTILITY ROOM 9'10 x 7'4 (3.00m x 2.24m)**

A generous utility room which is fitted with matching units and worktops with space for free standing appliances including recess for 'American' style fridge/freezer, recess with plumbing for washing machine and recess for dryer, matching tiled splashback areas, attractive oak flooring, uPVC double glazed window to the side aspect, coving and inset spotlighting to ceiling.

#### **REAR LOBBY**

uPVC double glazed door to the rear garden, matching oak flooring, access to ground floor shower room.

#### **GROUND FLOOR SHOWER ROOM 7'5 x 7'2 (2.26m x 2.18m)**

Fitted with a three piece suite and chrome fittings comprising: walk-in shower area with chrome overhead shower and separate attachment, inset 'vanity' style wash hand basin with chrome mixer tap and white gloss cabinets below, low level WC, attractive tiling to splashback and flooring, uPVC double glazed window to the side aspect, PVC panelling to ceiling, chrome heated towel radiator.

#### **FIRST FLOOR: HALF LANDING**

Fitted carpet, stairs to main landing, uPVC double glazed window to the rear aspect.

#### **MAIN LANDING**

Fitted carpet, access to attic room and both bedrooms.

#### **BEDROOM ONE 19'2 x 11'7 (5.84m x 3.53m)**

Fitted with a range of open wardrobes and matching dressing area with built-in storage, uPVC double glazed window to the front aspect, fitted carpet, television point, convector radiator. The master bedroom has use of an open en suite bathroom area.

#### **EN SUITE AREA**

Featuring a beautiful free standing bath with chrome pillar mixer tap over and shower attachment, 'his and hers' basins with matching chrome mixer taps and vanity cabinets below, additional vanity area, tiling to splashback and flooring, uPVC double glazed window to the front aspect, inset spotlighting to ceiling.

#### **FIRST FLOOR WC**

Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and close coupled WC with part tiled walls.

#### **BEDROOM TWO 12'7 x 9'5 (3.84m x 2.87m)**

uPVC double glazed window to the rear aspect offering pleasant views of the garden, useful storage cupboard, fitted carpet, convector radiator.

#### **ATTIC ROOM 17'4 x 11'2 (5.28m x 3.40m)**

Ideal for use as a hobby room with two double glazed 'Velux' style windows to the rear aspect, fitted carpet, inset spotlighting to ceiling, eaves storage, convector radiator.

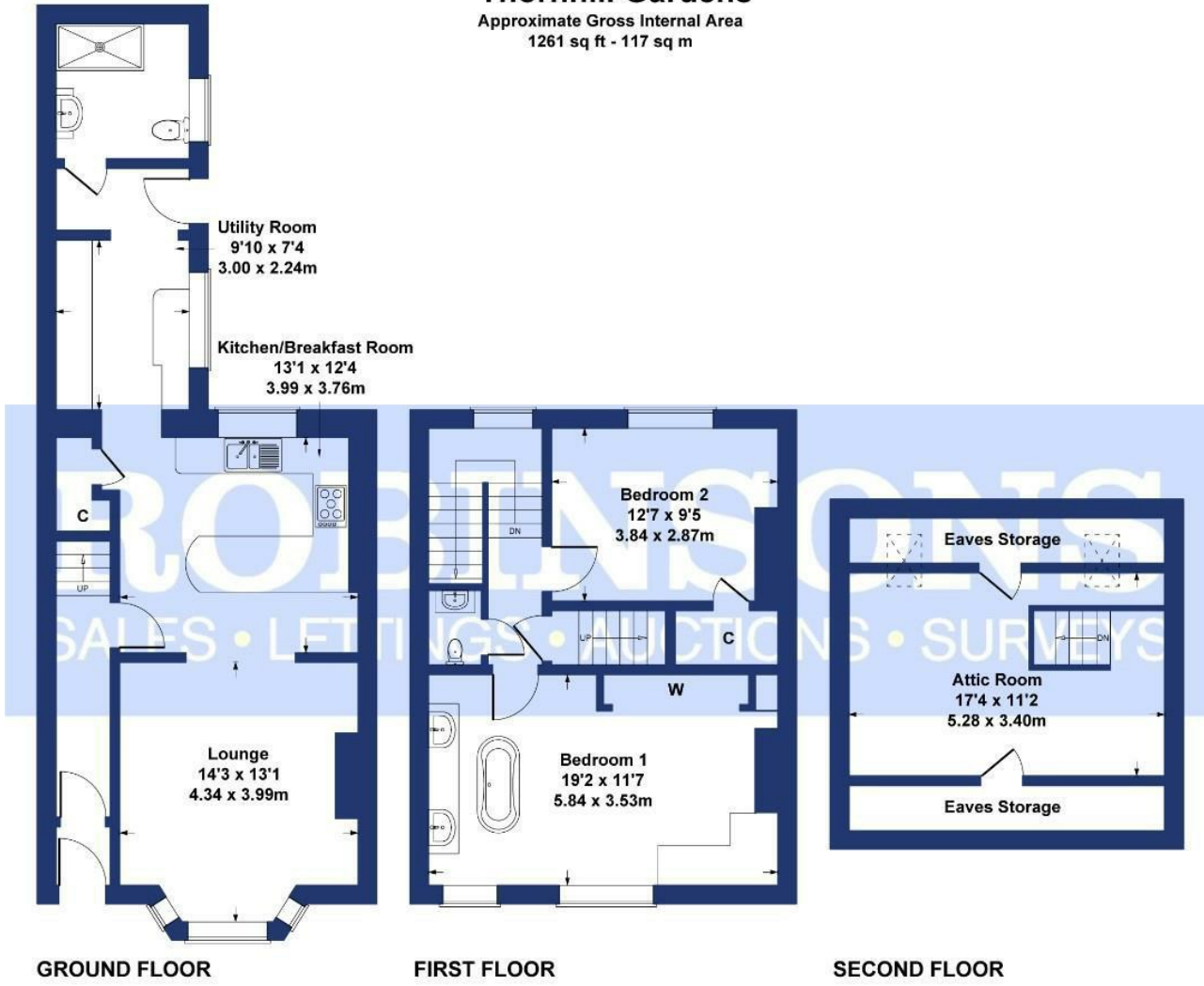
#### **OUTSIDE**

The property features a low maintenance 'palisade' style garden to the front aspect with privacy hedge. A shared passage to the side of the property leads through to the generous enclosed rear garden ideal for entertaining purposes with block paved patio area, built-in seating, large lawned area with well stocked border and access to an additional patio area which, again, features built-in seating and a custom bar area. A useful timber storage shed, brick built barbecue area and external speaker system are also included in the asking price.



# Thornhill Gardens

Approximate Gross Internal Area  
1261 sq ft - 117 sq m



### 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>	<b>England &amp; Wales</b>
		<b>42</b>	EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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