



## Poplar Road, Thornaby, Stockton-On-Tees, TS17 8AL

A wonderful family home that will be far beyond your expectations, impressing from the moment you step inside. It offers very well presented accommodation with gas central heating and double glazing.

At ground level there is an attractive entrance hall, spacious lounge with Inglenook style fireplace, a bright garden room/dining room extension and a nicely fitted kitchen featuring shaker style units, integrated oven, microwave, hob, dishwasher and wine cooler. The kitchen also features an island/breakfast bar with seating space for two.

Upstairs there are three bedrooms, a family bathroom and separate WC. Moving outside you will find a lawned front garden, with high hedging to ensure a good level of privacy, and an excellent rear garden with both a lawn and many low maintenance areas. Double gates give access for on-site parking. The location is well positioned for local amenities, shops and public transport, all ideal for first time buyers, families or investors.

£125,000





HALLWAY

LOUNGE

17' x 10'10 (5.18m x 3.30m)

KITCHEN

11'8" x 10'9" (3.56m x 3.28m)

GARDEN ROOM

10'4" x 9' (3.15m x 2.74m )

LANDING

BEDROOM ONE

10'2" x 9'10" (3.10m x 3.00m)

BEDROOM TWO

11'1" x 7'2" (3.38m x 2.18m)

BEDROOM THREE

9'10" x 6'4" (3.00m x 1.93m)

BATHROOM

7' x 4'11" (2.13m x 1.50m)

WC

6'6" x 2'6" (1.98m x 0.76m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





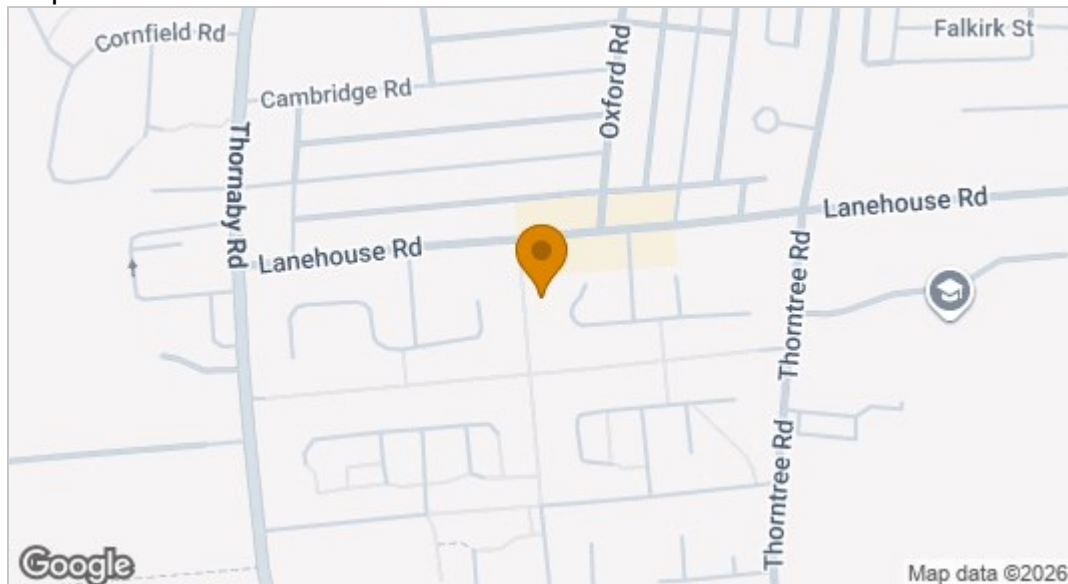




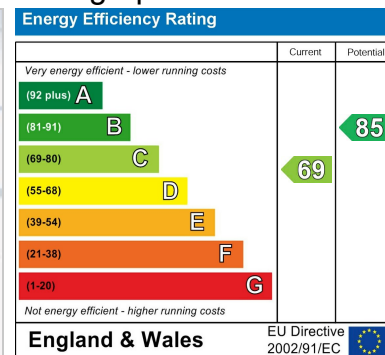




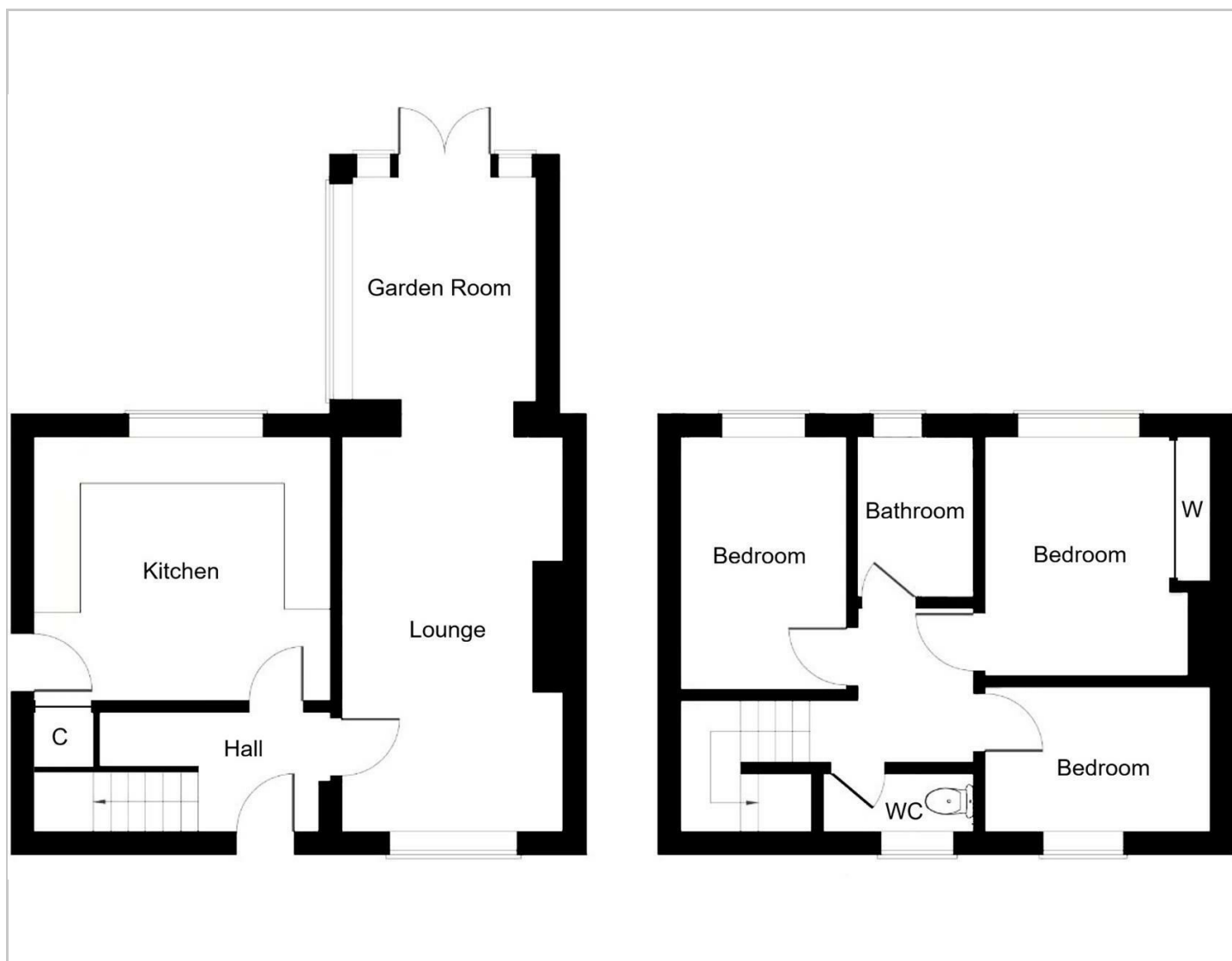
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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