

Shetland Avenue, Thornaby



£195,000

IH INGLEBY HOMES





This spacious three-bedroom detached property has seen significant improvement, and enjoys plenty of impressive features.

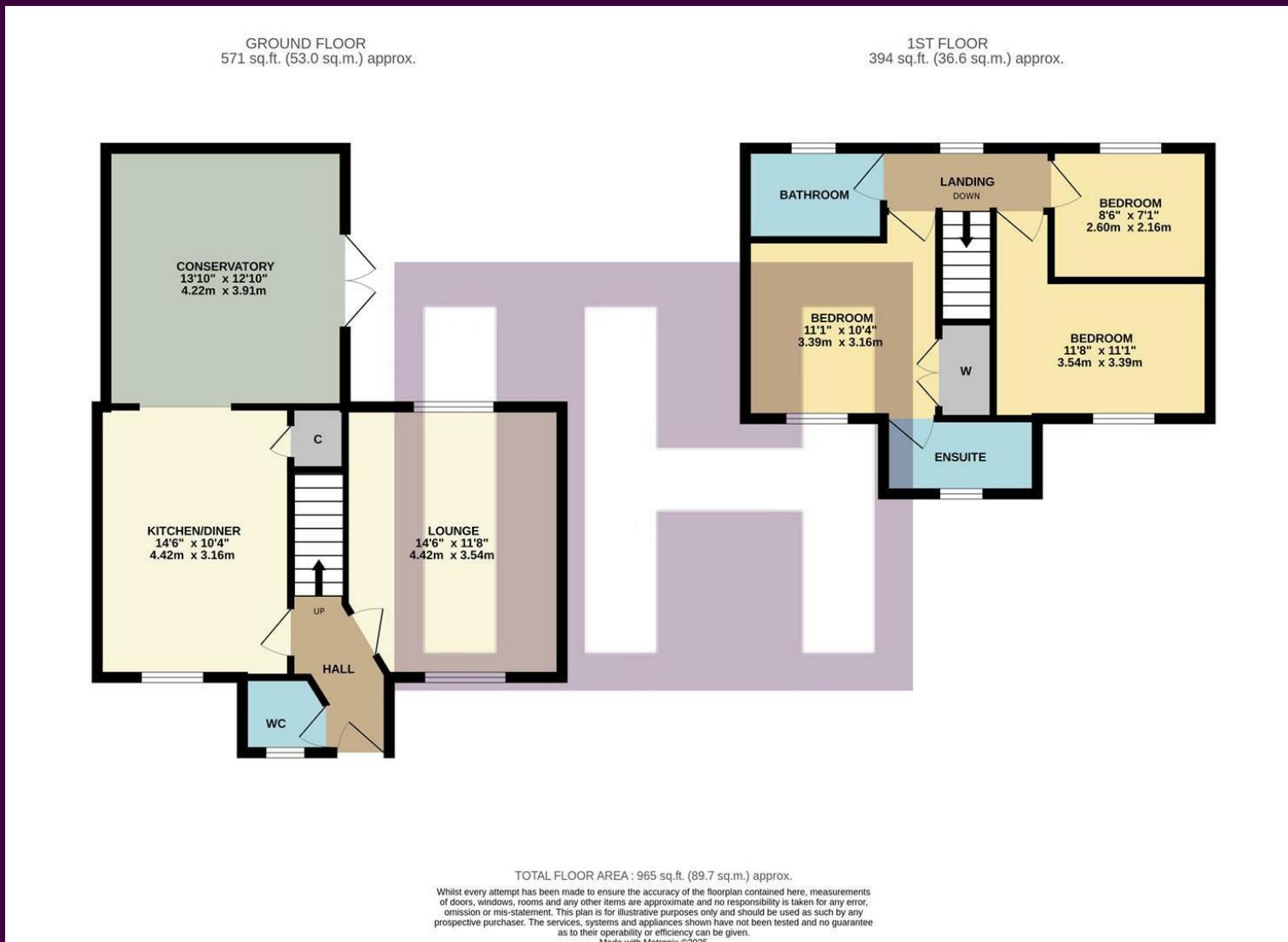
The large rear conservatory, landscaped garden with 'Bar', built-in media wall within the lounge, partially converted garage/office and bespoke upholstered 'full-wall' 'Bed Head' in the 'Master' bedroom are all worthy of special mention.

Briefly, the accommodation comprises an entrance hall, cloakroom/WC, lounge, kitchen/diner and large conservatory to the ground floor. The first floor brings three bedrooms, 'Master' with ensuite, and separate family bathroom.

The front garden is fence enclosed and gated to a front path, with a side drive allowing off-road parking. Approximately 3/4 of the garage has been converted to bring a useful space, ideal for a home office, den, or play room, and is accessed from the garden, which enjoys a re-laid patio, and artificial lawn.

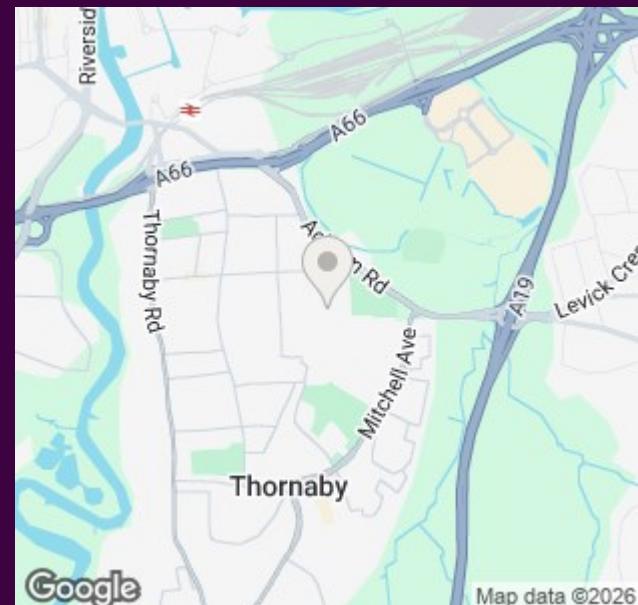


# The Layout



| Energy Efficiency Rating                    |          | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|----------|--|-----------|
|   |          | Current  | Potential |
| Very energy efficient - lower running costs |          |  |           |
| (92 plus)                                   | <b>A</b> | 72   | 82        |
| (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 |          |  |           |
| EU Directive 2002/91/EC                     |          | EU Directive 2002/91/EC                        |           |
| England & Wales                             |          | England & Wales                                |           |

## The Location



Council Tax Band:  
C  
Tenure:  
Freehold



- A much improved three bedroom detached property
- Large rear conservatory enhancing the living space
- Landscaped rear garden with 'Garden Bar'
- Majority converted garage delivering an ideal home office or play room
- Media wall built-in to lounge
- Available with 'No Forward Chain'



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