

Brechin Drive, Thornaby



£215,000

IH INGLEBY HOMES





Benefitting from well-executed side and rear extension, this impressive family home now delivers spacious and flexible living accommodation, all presented to a great modern standard, and certainly requires internal inspection to be fully appreciated.

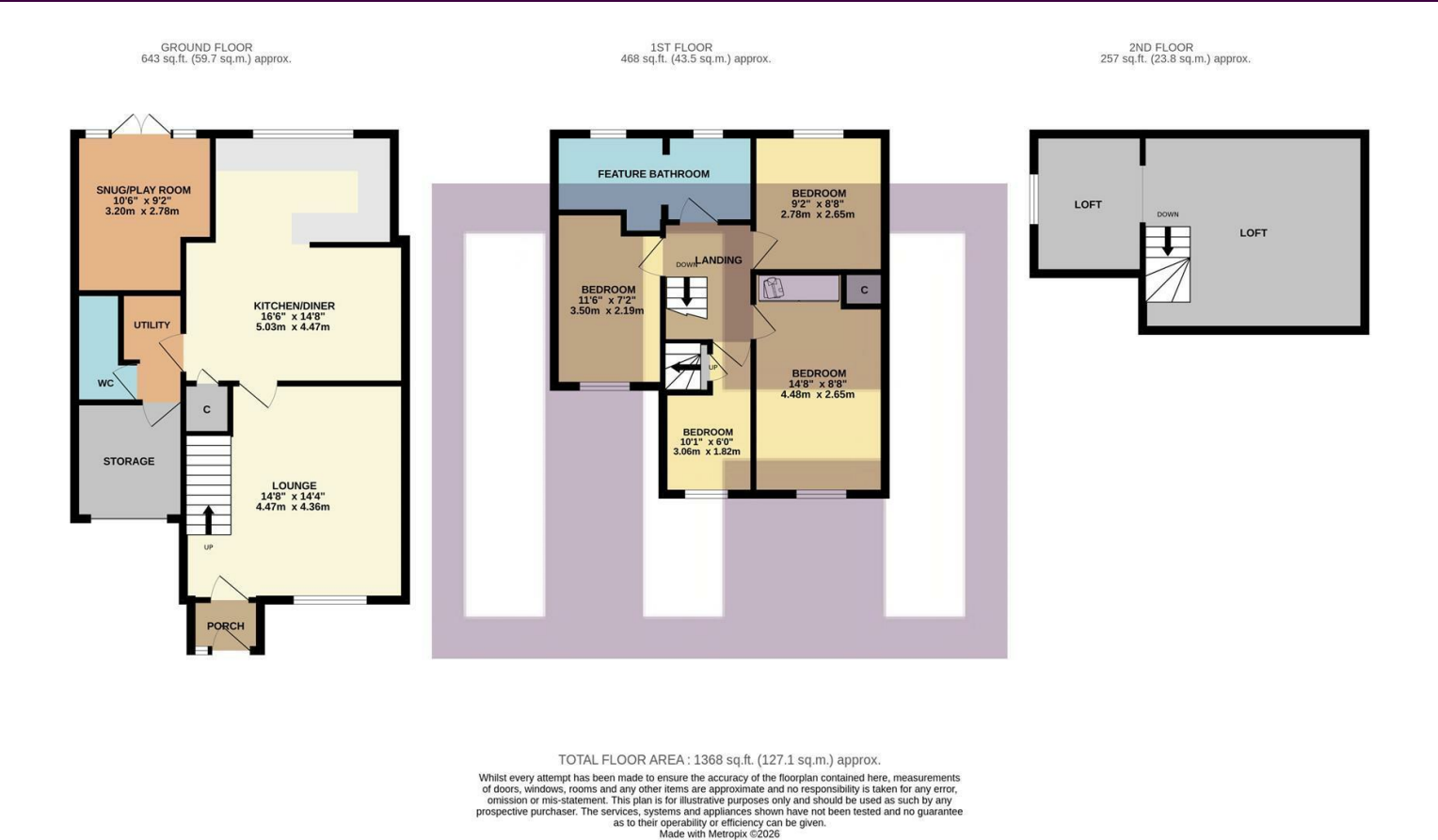
Situated within this popular Thornaby area, with a frontage that can accommodate three vehicles, and a westerly rear garden which is fully enclosed.

The generous ground floor now delivers a spacious lounge, impressive open-plan kitchen/diner, separate snug/play room, utility and cloakroom/WC. The first floor bringing four good bedrooms, and an enlarged feature family bathroom with modern four-piece suite. Fixed steps from the first floor are found behind a door in the smaller fourth bedrooms, leading up to to a large loft space, ideal for conversion subject to any necessary permissions.

The rear garden is laid to patio and lawn, fully enclosed with timber shed, with further secure storage is provided from the remaining partial garage, with access internally along with from the front.



The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	70	81			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band:
Tenure:

C
Freehold



- A four bedroom property delivering spacious and flexible accommodation
- Large loft space bringing further potential
- Large lounge, open-plan kitchen/diner, snug, utility and cloakroom/WC
- Extended feature bathroom with four-piece suite
- Favoured Thornaby location



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