



**Master Road, Thornaby,
Stockton-On-Tees, TS17 0JN**

£149,950

A modern and improved four bedroom town house in a pleasant position overlooking green belt. Accommodation comprises of hallway, kitchen/diner, wc and living room to the ground floor. To the first floor are two bedrooms and family bathroom, to the second floor is the master bedroom with en-suite shower room and fourth bedroom. Externally are gardens to the front side and rear and a driveway leading to single garage. No Chain





Kitchen 16' 8" x 7' 10" (5.08m x 2.39m) MAX

Living Room 12' 10" x 14' 6" (3.91m x 4.42m)

FIRST FLOOR

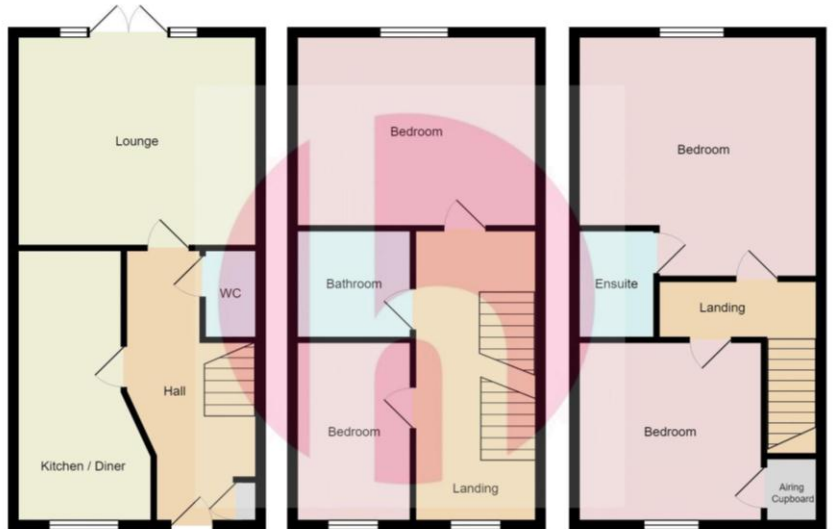
Bedroom Two 12' 11" x 12' 5" (3.93m x 3.78m)

Bedroom Three 6' 3" x 11' 2" (1.90m x 3.40m)

SECOND FLOOR

Master Bedroom 15' 3" x 12' 10" (4.65m x 3.9m) MAX

Bedroom 4 - 12' 11" x 11' 1" (3.93m x 3.38m)

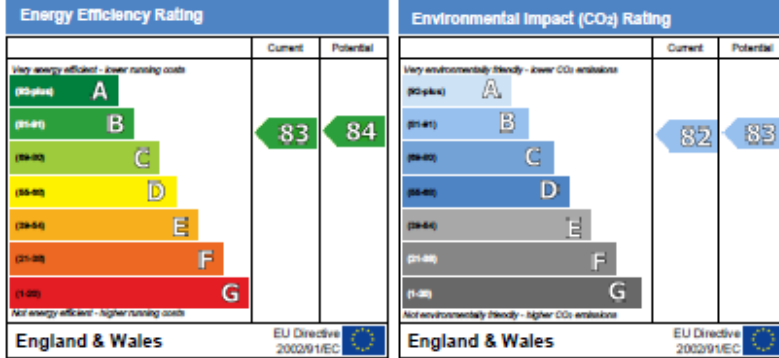


Energy Performance Certificate



Dwelling type: End-terrace house
 Date of assessment: 03 April 2009
 Date of certificate: 03 April 2009
 Reference number: 0078-1048-6274-5491-4070
 Total floor area: 113 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	112 kWh/m ² per year	107 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£82 per year	£55 per year
Heating	£255 per year	£258 per year
Hot water	£107 per year	£107 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 612 612 or visit www.energysavingtrust.org.uk/myhome



Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy. Sizes given are approximate dimensions.