



## Thorn Road, Fern Park, Stockton-On-Tees, TS19 0NN

This 3 bedroom semi-detached home sits on a spacious plot, providing ample room for future expansions (subject to relevant planning permission). This property has been lovingly maintained and upgraded by the current owners, making it move-in ready. Situated in popular Fern Park, close to local amenities, schools, and transport links, this home is perfect for modern family living.

The ground floor comprises hall, lounge and recently upgraded white gloss kitchen which boasts stylish granite worktops, a convenient breakfast bar, integrated oven, induction hob, and a wine fridge. On the first floor 3 bedrooms provide ample space for the entire family, served by a well-appointed bathroom featuring both a separate bath and shower. The loft room is accessed via a fixed staircase, and offers additional space.

To the front, the block-paved driveway and detached garage provide ample off-road parking, ensuring convenience for multiple vehicles and to the rear, the large garden is mainly laid to lawn with a patio area, perfect for outdoor activities, gardening, and entertaining.

This property is a fantastic opportunity for families looking for a comfortable and stylish home. Contact us today to arrange a viewing!

£170,000





# Thorn Road, Fern Park, Stockton-On-Tees, TS19 0NN

HALL

LOUNGE

11'5 x 13'9 (3.48m x 4.19m)

KITCHEN/BREAKFAST ROOM

18'3 x 8'6 (5.56m x 2.59m)

LANDING

BEDROOM ONE

13'6 x 11'5 (4.11m x 3.48m)

BEDROOM TWO

9'9 x 8'6 (2.97m x 2.59m)

BEDROOM THREE

6'6 x 8'5 (1.98m x 2.57m)

BATHROOM

6'5 x 5'3 (1.96m x 1.60m)

LOFT ROOM

9'5 x 15'4 (2.87m x 4.67m)

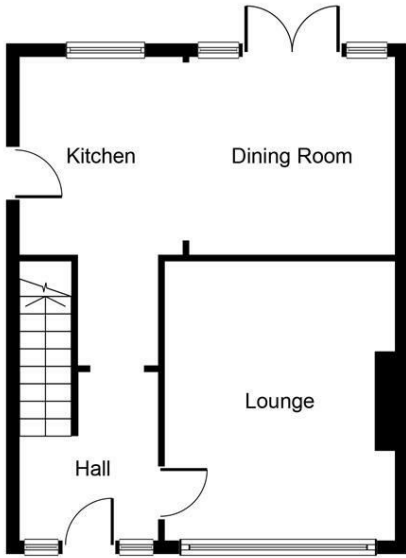




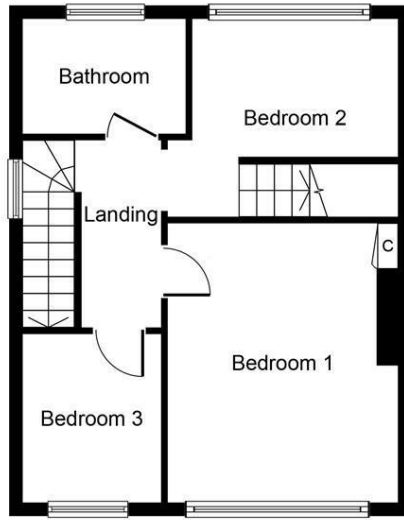
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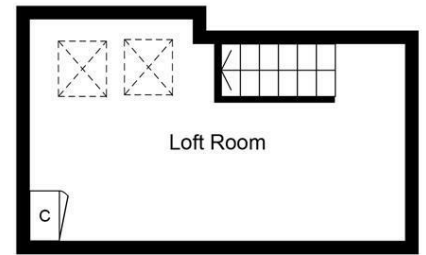




Ground Floor



First Floor

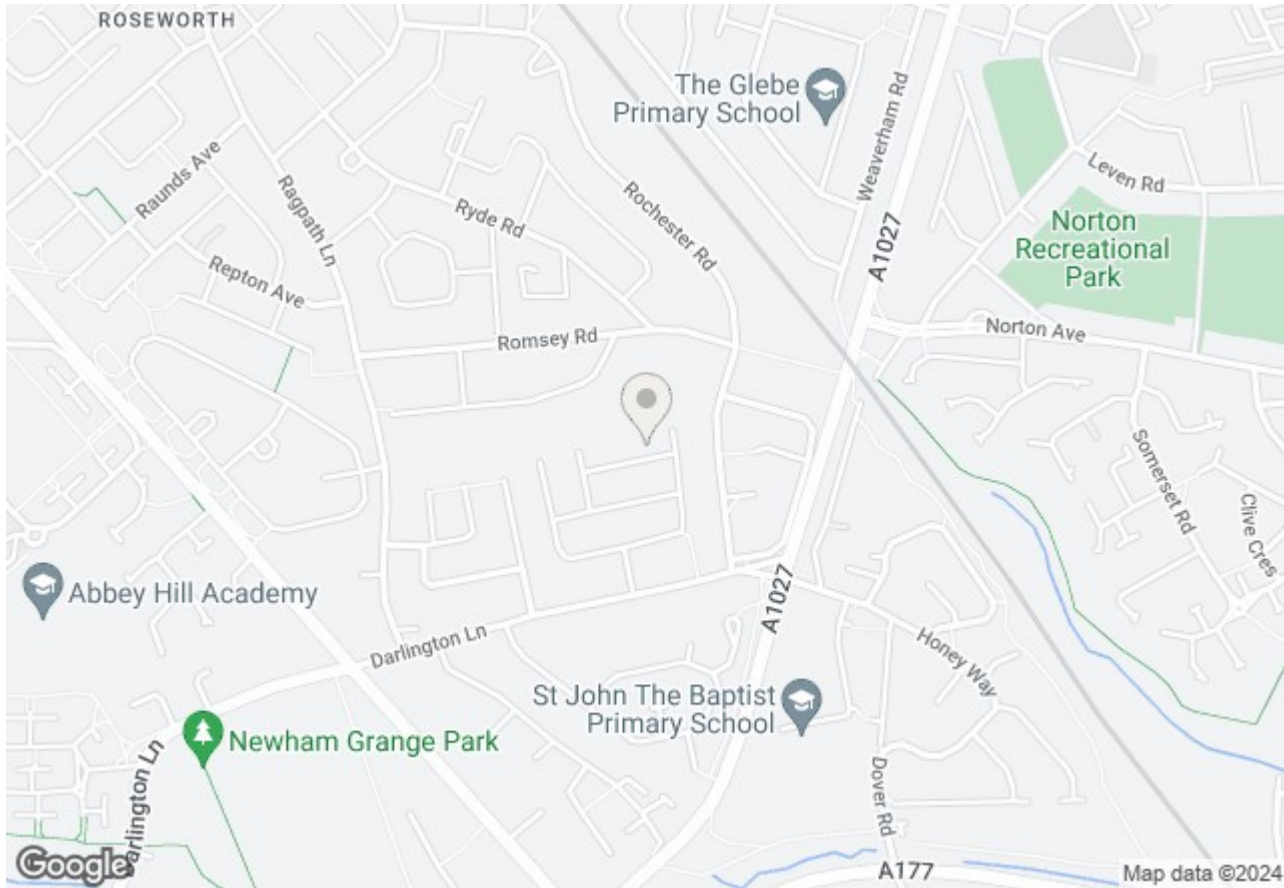


Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Thorn Road, Fern Park, Stockton-On-Tees, TS19 0NN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Thorn Road, Fern Park, Stockton-On-Tees, TS19 0NN

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk

Tel: 01642 615657