



## Redcar Road, Thornaby, TS17 8LS

This two bedroom semi-detached home with a south-facing rear garden is an ideal choice for first time buyers, young families, or investors.

The ground floor offers an entrance hall leading to a fitted kitchen and a spacious lounge/dining room with a fireplace and French doors opening onto the rear garden. Upstairs, there are two generous double bedrooms, one with fitted wardrobes and a modern refitted bathroom with a shower over the bath.

The property benefits from gas central heating with a new boiler installed in 2022 and double glazing throughout. Outside, the front garden is well screened by mature hedging, with a driveway providing off-road parking. The enclosed rear garden features a lawn, patio area and outhouse, complete with a power socket and water tap, while two handy storage units are located to the side.

Situated in a central area of Thornaby, the home is close to well regarded primary and secondary schools, Thornaby Town Centre, and Teesside Park. Excellent transport links are available nearby, including regular bus routes, the A66 and A19, and Thornaby Train Station. Local amenities include shops, a multi-screen cinema, bowling alley, and a range of dining options.

Offers Over £100,000



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## HALL

## LOUNGE/DINING ROOM

21'5" x 12'2" (6.53m x 3.71m)

## KITCHEN

8'1" x 7'6" (2.46m x 2.29m)

## LANDING

## BEDROOM ONE

14' x 9'2" (4.27m x 2.79m)

## BEDROOM TWO

11'8" x 9'11" (3.56m x 3.02m)

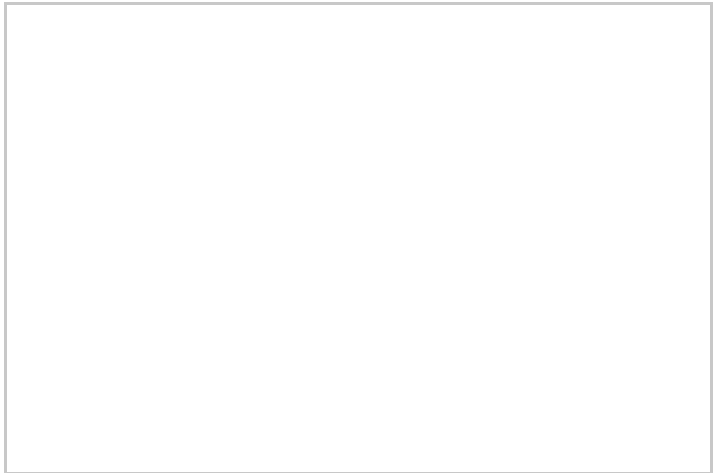
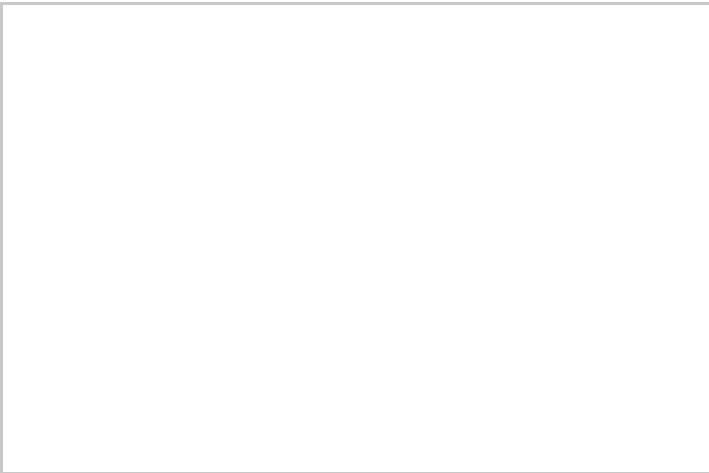
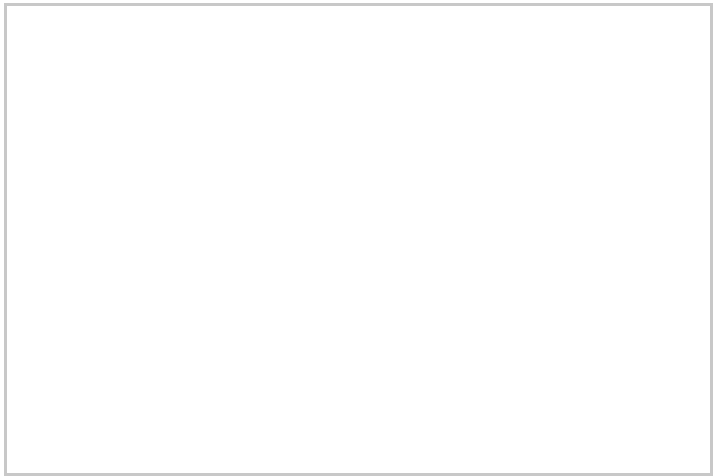
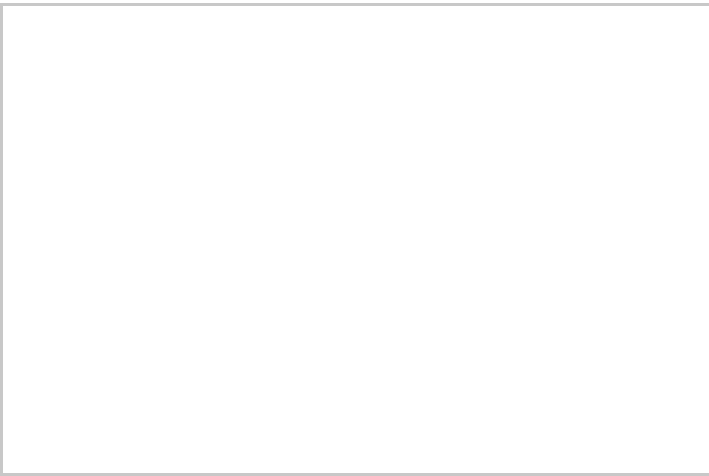
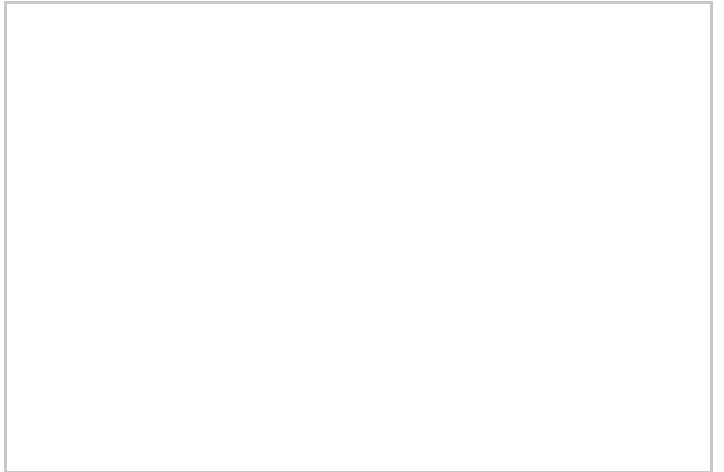
## BATHROOM

9'1" x 5'6" (2.77m x 1.68m)

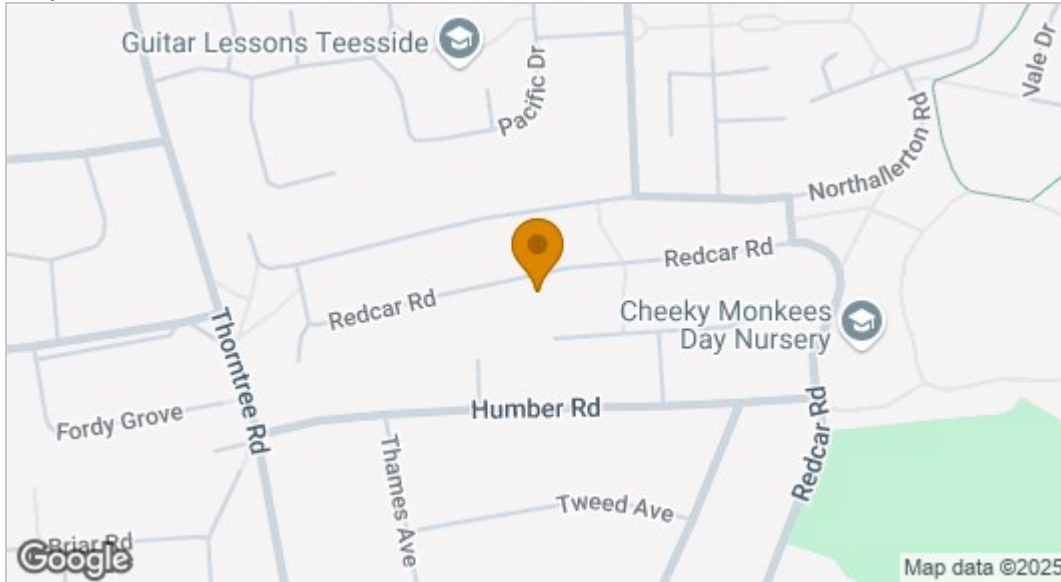
## AML PROCEDURE

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.

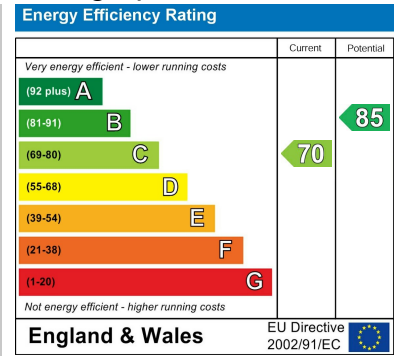




## Map



## 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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