



25 Bassleton Lane

Thornaby, Stockton-On-Tees, TS17 0LB

Offers in excess of £240,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession - Bassleton Lane Is A Popular Area, Surrounded By Mature Tree's, Greenery & Many Unique Detached Properties. This Family Home Has Been Lovingly Maintained & Improved, Still Offering The New Owner The Potential To Enhance, Extend & Perhaps Add Further Value. The Integral Garage Offers The perfect Opportunity For A Conversion, Subject To Planning Permission.

The Vendor Informs Us The Gas Combi Boiler Is Relatively New & Comes With Service History. The Garage Has Power Supply With An Up & Over Door. Windows & Doors Are uPVC Double Glazed. The Energy Saving Solar Panels Fitted Are Owned Outright

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location:

From Thornaby Road, Turn Onto Upper Green Lane, The Left Onto Bassleton Lane. The Property Sits On The Left-Hand Side

- Bader Primary School - 10 Minute Walk
- St Francis of Assisi C of E Primary School - 17 Minute Walk
- Thornaby Pavilion Shopping Centre - 5 Minute Drive
- Bassleton Wood & River Tees - 4 Minute Walk
- Thornaby Train Station - 7 Minute Drive
- The Griffin, Pub - 5 Minute Walk

Distance Times Estimated Using Google Maps.

Accommodation Comprises:

Entrance Hallway

Composite Entrance Door, Leads To Lounge/Diner, Kitchen & Staircase To First Floor.

Lounge/Diner

uPVC Double Glazed Bay Window, Radiator, Door To Rear.

Kitchen

Fitted With A Range Of High Gloss Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Oven, Gas Hob With Overhead Extractor Fan, Integrated Fridge Freezer, Spotlights, Space For Appliances, uPVC Double Glazed Windows x2 & Door To Rear.

First Floor Landing

Storage Cupboard, Access To Bedrooms & Bathroom.

Bedroom One

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Bedroom Four

uPVC Double Glazed Window, Radiator, & Patio Door To Balcony.

Family Shower Room

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Shower, W/C, Radiator, uPVC Double Glazed Window x2.

Separate W/C

Fitted With A White W/C & uPVC Double Glazed Window.

Integral Garage

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: D

Estimate £2,138

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

AML Regulations & Proof Of Funding:

Any Proposed Purchasers Will Be Asked To Provide Identification And Proof Of Funding Before Any Offer Is Accepted. We Would Appreciate Your Co-Operation With This To Ensure There Are No Delays In Agreeing The Sale.

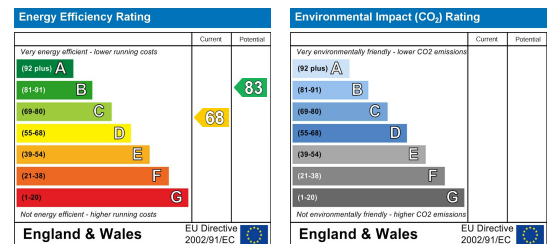
Area Map



Floor Plans



Energy Efficiency Graph



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