



18 Chadderton Drive

Stainsby Hill, Thornaby, TS17 9QG

Offers in the region of £220,000



Welcome To This Charming Semi-Detached House Located On Chadderton Drive In The Delightful Area Of Stainsby Hill, Thornaby. This Property Boasts Two Reception Rooms, Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones. With Three Cosy Bedrooms And Two Bathrooms, There Is Ample Space For The Whole Family To Enjoy.

One Of The Highlights Of This Lovely Home Is The Double-Storey Extension To The Rear, Providing Additional Living Space And Enhancing The Overall Appeal Of The Property. The Master Bedroom Features An En-Suite Shower Room, Offering Convenience And Privacy.

The Spacious Dining Room Is Ideal For Hosting Dinner Parties Or Enjoying Family Meals, While The Conservatory Provides A Tranquil Space To Unwind And Enjoy The Views Of The South Westerly Facing Rear Garden. Imagine Sipping Your Morning Coffee In This Peaceful Setting Or Hosting Summer Barbecues With Friends And Family.



Location:

Positioned On The Out Skirts Of Thornaby, From The A1130 Take A Left Turn Onto Mitchell Avenue Then Take A Left Onto Chadderton Drive. The Property Is Located On The Right-Hand Side.

- Pavillion & Shopping Centre - 10 Minute Walk
- McDonalds - 10 Minute Walk
- Thornaby Primary & Academy School - 11 Minute Walk
- Roundel Pub & Restaurant - 9 Minute Walk
- Teesside Golf Club - 3 Minute Drive
- Teesside Retail Park - 5 Minute Drive

Journey Times Estimated Using Google Maps.

Entrance Hallway

Entrance Door, Access To Living Room.

Living Room

uPVC Double Glazed Window, Radiator, Staircase To First Floor.

Dining Room

Space For Dining Table & Chairs, uPVC Double Glazed Window, Radiator.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built-In Double Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Space For An American Fridge Freezer, Radiator, uPVC Double Glazed Windows x2.

Conservatory

Radiator, uPVC Double Glazed Windows, French Doors To Rear.

First Floor Landing

Access To Bedrooms & Bathroom, uPVC Double Glazed Window..

Master Bedroom

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

En-Suite Shower Room

Fitted With A White Suite Comprising: Hand Wash Basin, Walk In Shower, W/C, Radiator, uPVC Double Glazed Window.

Bedroom Two

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising: Vanity Hand Wash Basin, W.C, Corner Bath, Walk In Shower Cubicle, Radiator, uPVC Double Glazed Window, Spotlights.

Loft Space

Insulated.

Integral Garage

Up & Over Door, Power Supply.

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

Property Information:

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: C
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: Cable
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: None which our clients are aware of
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None

Disclaimer

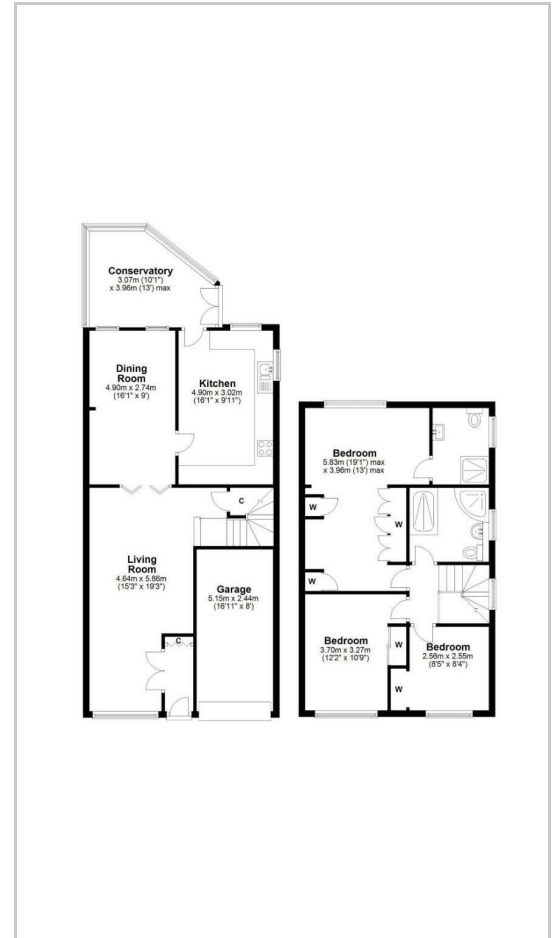
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees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

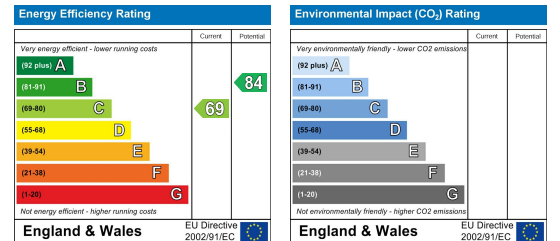
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.