



## 13 Thorn Road

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

**Offers in the region of £180,000**



Welcome To Thorn Road, Stockton-On-Tees! This Charming Semi-Detached House Has Been Lovingly Maintained By The Current Owners, Waiting To Be Discovered. As You Step Inside, You'll Be Greeted By Not Just One, But Two Inviting Reception Rooms, Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones.

With Three Cosy Bedrooms & A Recently Updated Family Bathroom, There's Plenty Of Space For The Whole Family To Unwind And Make This House A Home.

One Of The Highlights Of This Property Is The Ground Floor Extension, Which Has Transformed The Kitchen Into A Spacious Culinary Haven. The Addition Of A Sunroom With Elegant French Doors Opening Up To The Garden Brings The Outdoors In, Creating A Seamless Blend Of Indoor-Outdoor Living.



### Location

Thorn Road Can Be Accessed Via Darlington Lane. Well Placed & Within Walking Distance Of Local Schools, Shops & Amenities.

Saint Gregory's Catholic Primary School - 8 Minute Walk  
Newham Grange Children's Playground/ Park - 11 Minute Walk  
St John Baptist Primary School - 9 Minute Walk  
Ian Ramsey CE Academy - 7 Minute Drive  
Stockton On Tees Town Centre - 10 Minute Drive

Journey Times Are Approximate & Provided By Google Maps.

### Entrance Hallway

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

### Lounge

Feature Fireplace, uPVC Double Glazed Bay Window, Radiator, Double Doors Leading To The Dinng Room.

### Dining Room

Space For Dining Table & Chairs, Radiator, Doors To Kitchen & Sun Room.

### Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Window, French Doors To Rear, Skylight, Radiator.

### Sun Room

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

### First Floor Landing

uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

### Bedroom One

Fitted Wardrobes, uPVC Double Glazed Bay Window, Radiator.

### Bedroom Two

uPVC Double Glazed Window, Radiator.

### Bedroom Three

uPVC Double Glazed Window, Radiator.

### Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin & Vanity Unit, Panelled Bath With Overhead Shower & Screen, W/C, uPVC Double Glazed Window, Radiator.

### Detached Garage

Manual Roller Door, Power Supply.

### Loft Space

Velux Window, Boarded, Pull Down Timber Ladder.

### Energy Efficiency Rating TBC

The Full Energy 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

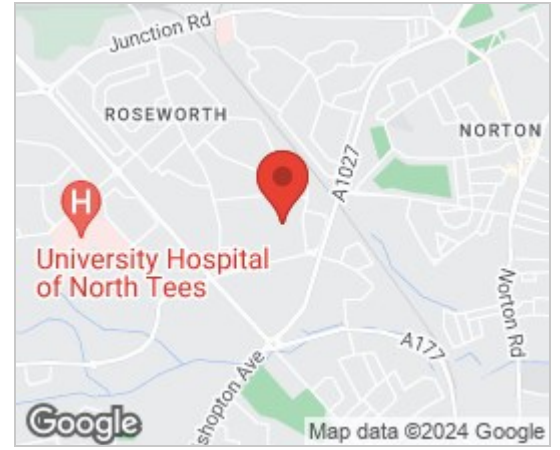
Coal Mining In The Local Area: None

### Disclaimer

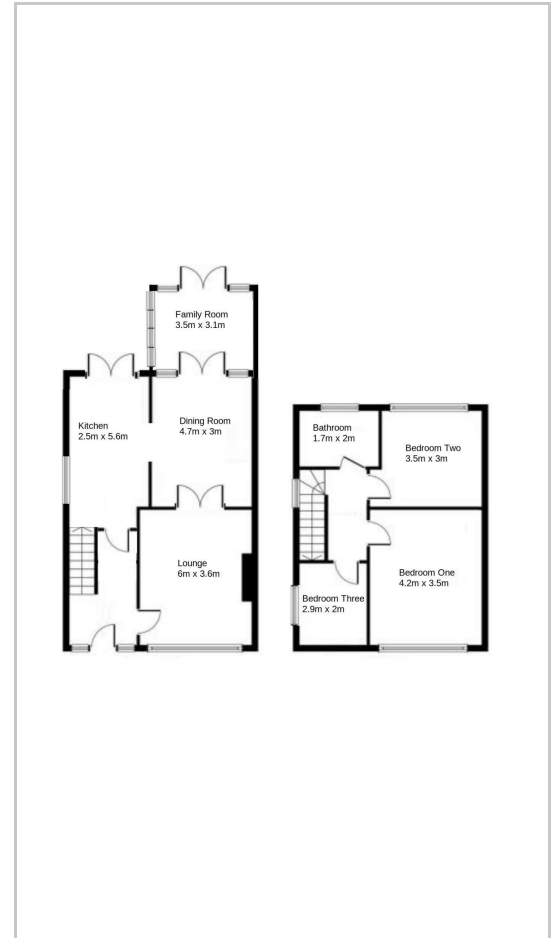
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation 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.

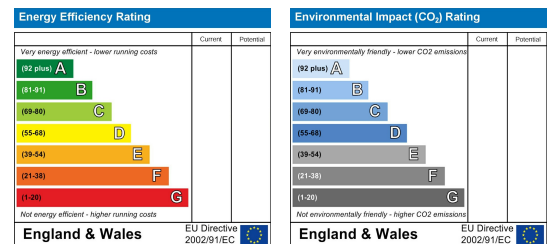
## Area Map



## Floor Plans



## Energy Efficiency Graph



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