



WOW what a property!!!! This beautiful four bedroom extended semi detached house located in Thornaby has come to the market with Smith & Friends. The property would be an excellent family home offering space and high specification throughout. Carlton Drive comprises of an entrance hallway, a garage conversion, lounge area, open plan kitchen/dining and an additional reception/play room. The upper level has four bedrooms, a shower room and a bathroom ensuite. Internally and externally this house is decorated to a high standard and would be ready to move straight into. The external has an enclosed rear garden with an entertaining area, lawn to borders and to the front a driveway for ample parking. Location: There are shops, local amenities and schools close by.

**Carlton Drive, Stockton-On-Tees, TS17 0ET**

**4 Bedroom - House - Semi-Detached**

**£230,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



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**ENTRANCE HALLWAY**

Integral garage, front door with two double glazed side panels, radiator, covered ceiling and under stairs storage cupboard.

**LOUNGE**

Double glazed bay window to front aspect, coved ceiling, radiator, fire and surround.

**DINING AREA**

Double glazed window to side aspect, double doors to the rear, double glazed skyline window, spot lights, coved ceiling, radiator and access to play room.

**PLAYROOM**

Internal double doors and coved ceiling.

**KITCHEN**

Double glazed window to rear aspect, open plan with dining area, spot lights, sink and drainer and ample wall and base units.

**LANDING**

Carpet, loft access and airing cupboard.

**BEDROOM 1**

Double glazed window to front aspect, carpet, radiator and coved ceiling.

**BEDROOM 2**

Carpet, double glazed window to rear aspect, coved ceiling, radiator and built-in wardrobes.

**BEDROOM 3**

Carpet, double glazed window to front aspect, built-in storage cupboard and radiator.

**BEDROOM 4**

Double glazed window to front aspect, radiator, laminate flooring and loft access.

**EN SUITE**

Double glazed window to rear aspect, bath, wash hand basin, WC, double head shower, heated towel rail, tiled flooring and part tiled walls.

**BATHROOM**

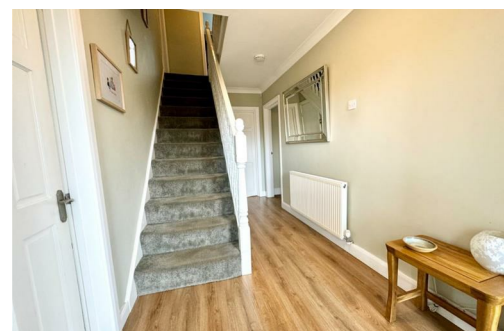
Part tiled with walk-in shower, vanity wash hand basin, WC, spot lights, extractor fan and double glazed window to rear aspect.

**CONVERTED GARAGE**

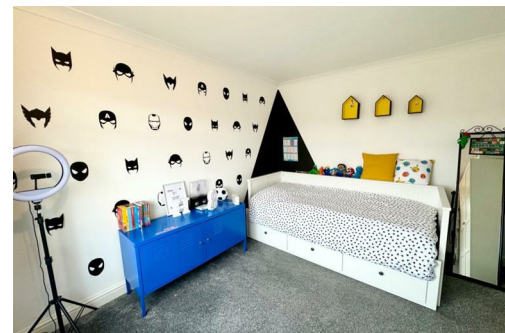
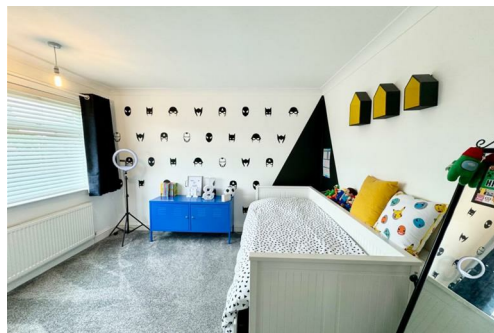
Double glazed window to front aspect, radiator and coved ceiling.

**OUTSIDE**

There is a double driveway providing ample off street parking in addition to a lawned garden to the front. To the rear there is a garden laid to lawn with patio seating area and storage shed.



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Ground Floor



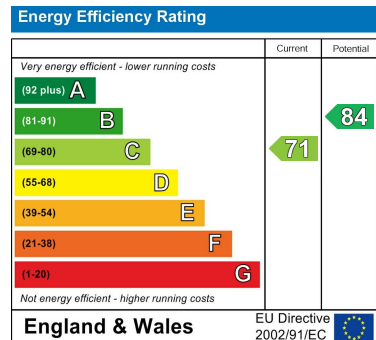
Floor 1

Approximate total area\*  
1404.62 ft<sup>2</sup>  
130.49 m<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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