



Smith & Friends are pleased to offer for sale a superb three bedroom semi detached house located on the sought after Bassleton Court development in Thornaby. The property offers family sized accommodation which has been refurbished to the very highest of standards and must be viewed internally to be appreciated fully.

The property is presented in immaculate decorative order throughout with the benefit of gas central heating, replaced double glazed windows and doors, a recent new roof, luxury refitted kitchen and a luxury refitted shower room.

Axton Close is a superb cul de sac location located off Barkston Avenue on the edge of Bassleton Woods within walking distance of local shops, schools for all age groups, regular bus services and attractive walks along the River Tees. It is only a short drive to Thornaby Town Centre and the nearby A19 trunk road provides easy access to the surrounding areas.

The well appointed accommodation briefly comprises: Entrance Hall with replaced feature staircase and laminate flooring, spacious 25' Lounge/ Dining Room with feature fireplace, laminate flooring and french doors to the rear garden, 16' refitted Kitchen/ Breakfast Room with built in oven and hob, fitted breakfast bar, Silestone worktops and tiled flooring Landing, three Bedrooms - two with an excellent range of quality fitted wardrobes and fully refitted Shower Room/ wc with white suite, electric shower and tiled flooring.

**Axton Close, Thornaby, Stockton-On-Tees, TS17 0LF**  
**3 Bed - House - Semi-Detached**  
**£200,000**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



# Axton Close, Stockton-On-Tees, TS17 0LF

## GROUND FLOOR

### Entrance Hall

14' x 6'1" (4.27m x 1.85m)

Via front door with under stairs cupboard, length radiator, laminate flooring and coved ceiling.

### Lounge/ Dining Room

25'8" x 12'1" (7.82m x 3.68m)

Open plan with double glazed window to front aspect, two radiators, electric fire and surround, coved ceiling, laminate flooring, double doors to rear aspect.

### Kitchen/ Breakfast Room

9' x 16'3" (2.74m x 4.95m)

High gloss modern grey wall and base units, breakfast bar, tiled flooring, two double glazed windows to rear aspect, side access door, length radiator, electric oven, hob and extractor fan hood.

## FIRST FLOOR

### Landing

8'9" x 7'11" (2.67m x 2.41m)

Carpet, double glazed window to side aspect, airing cupboard and loft access.

### Bedroom 1

13'8" x 11' (4.17m x 3.35m)

Double glazed window to front aspect, carpet, radiator and fitted wardrobes.

### Bedroom 2

9'6" x 10'6" (2.90m x 3.20m)

Double glazed window to rear aspect, carpet, radiator and fitted wardrobes.

### Bedroom 3

8'11" x 7'4" (2.72m x 2.24m)

Double glazed window to front aspect, radiator, low level bulk head, carpet and coved ceiling.

### Shower Room/WC

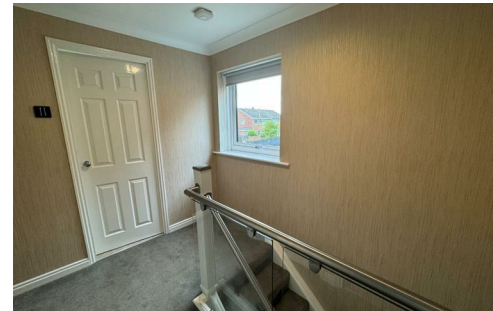
7'11" x 5'5" (2.41m x 1.65m)

Walk-in shower, heated towel rail, double glazed window to rear aspect, tiled flooring and spot lights.

## OUTSIDE

### Garage

16'6" x 8'2" (5.03m x 2.49m)



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	75
EU Directive 2002/91/EC			

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