



Recently fully refurbished throughout this now three bedroom dormer bungalow has come to the market ready to move straight into. Comprising of an entrance hallway, lounge, separate dining room, fitted kitchen, bedroom and modern bathroom on the ground floor. The upper level offers two bedrooms and a further bathroom. External: Driveway for ample parking to the front and side of the property. Enclosed rear garden. Location: Situated close to shops, bus routes, schools and local amenities. Princes Square offers easy access to A19, Ingleby Barwick and Yarm are not that far away. Thornaby Town Centre is approx. two minutes drive.

Princes Square, Thornaby, Stockton-On-Tees, TS17 9HS
3 Bed - Bungalow - Dormer Semi Detached
£195,000
EPC Rating: D
Council Tax Band: C
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Princes Square, Stockton-On-Tees, TS17 9HS

Entrance Hallway
7.0 x 4.4 (2.13m.0.00m x 1.22m.1.22m)
Carpet flooring and entrance door to the front of the property.

Lounge
12.1 x 15.9 (3.66m.0.30m x 4.57m.2.74m)
1 x double glazed window, radiator, double internal doors leading through to the lounge, fire and surround.

Dining Room
11.10 x 15.2 (3.35m.3.05m x 4.62m)
Stairs to upper level, carpet flooring and doors leading out to the rear garden.

Kitchen
7'0 x 10'8 (2.13m x 3.25m)
1 x side double glazed window, flooring, gas hob, integrated hob and microwave. 1 x side UVPC double glazed door.

Ground Floor Bedroom
10'4 x 8'11 (3.15m x 2.72m)
1 x rear double glazed window, carpet flooring and radiator.

Ground Floor Bathroom
7'2 x 6'0 (2.18m x 1.83m)
1 x side double glazed window, flooring, bath, shower, w/c, vanity wash hand basin and heated towel rail.

Landing
12'4 x 3'3 (3.76m x 0.99m)
Carpet flooring.

Bedroom
12'5 x 11'5 (3.78m x 3.48m)
1 x front double glazed window, carpet flooring, storage cupboard (low level), lighting and radiator.

Bedroom
9'3 x 9'0 (2.82m x 2.74m)
1 x rear double glazed window, carpet flooring and 1 x radiator.

Upper Level Bathroom
6'7 x 7'6 (2.01m x 2.29m)
Bath, shower, w/c, wash hand basin and heated towel rail.

External
Driveway and enclosed rear garden.



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		
Very energy efficient - lower running costs	Current	Potential
(92-plus) A		82
(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		
EU Directive 2002/91/EC		

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

