



Mandale Homes built this lovely three bedroom property located in a popular area of Thornaby. Comprising of a welcoming entrance hallway, downstairs cloakroom, lounge, utility room and a modern kitchen/dining room to the rear of the property on the ground floor. The upper level offers three good size bedrooms, master bedroom having ensuite facilities, family bathroom and an open landing with storage. This property would be a perfect family purchase or first time buyer. Externally: Rear garden mainly laid to lawn with seating patio area and a double driveway to the front of the property. Location: Close to schools, shops and local amenities. Thornaby Town Centre and access routes to Teesside Park, A19/A66 are not too far away from Casson Gardens. Pls call Smith & Friends to arrange a viewing on 01642 607555.

Casson Gardens, Thornaby, Stockton-On-Tees, TS17 0FU

3 Bed - House - Semi-Detached

Offers Over £180,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



Casson Gardens, Stockton-On-Tees, TS17 0FU

Entrance Hallway
19'3 x 6'1 (5.87m x 1.85m)
Door to front elevation, stairs to upper, 1 x radiator, storage cupboard and laminate flooring.

Lounge
14'6 x 10'1 (4.42m x 3.07m)
1 x front double glazed window, laminate flooring, 1 x radiator and storage cupboard.

Cloakroom
5'10 x 2'11 (1.78m x 0.89m)
Laminate flooring, w/c, wash hand basin and heated towel rail.

Kitchen/Diner
9'11 x 16'7 (3.02m x 5.05m)
Rear double glazed bi-folding doors, laminate flooring, spot lights, gas hob, electric oven, cooker hood, breakfast bar and 1 x radiator.

Utility
4'7 x 7'5 (1.40m x 2.26m)
1 x double glazed side door, laminate flooring, 1 x radiator, wall and base units.

Landing
7'4 x 10'1 (2.24m x 3.07m)
Carpet flooring, 1 x radiator, storage cupboard, spot lights and loft access.

Bedroom
11'6 x 10'1 (3.51m x 3.07m)
Carpet flooring, 1 x radiator and 1 x front double glazed window.

Ensuite
6'2 x 5'6 (1.88m x 1.68m)
1 x front double glazed window, 1 x heated towel rail, shower cubicle, w/c, vanity wash hand basin and tiled flooring.

Bedroom
10'1 x 9'8 (3.07m x 2.95m)
1 x rear double glazed window, carpet flooring and 1 x radiator.

Bedroom
10'1 x 6'5 (3.07m x 1.96m)
Carpet flooring, 1 x rear double glazed window and 1 x radiator.

Bathroom
7'4 x 5'6 (2.24m x 1.68m)
1 x side double glazed window, heated towel rail, spot lights, bath, shower, w/c and vanity wash hand basin.

External
Rear enclosed garden mainly laid to lawn with seating/patio area.
Driveway for two parking spaces to the front of the property.



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	84	95
(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

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