



An absolute perfect first time buyer purchase. This corner plot comes with a generous rear and side garden. Ready to move straight into this two bedroom house comprises of an entrance hallway, cloakroom, lounge and modern fitted kitchen and diner space on the ground floor. The upper level offers two double bedrooms with the master bedroom having a walk in wardrobe and good size bathroom. Located not too far away from Thornaby Town centre, schools and bus routes the property sits in a cul-de-sac.

Scafell Green, Stockton-On-Tees, TS17 8FX

2 Bedroom - House - End Terrace

Chain Free £140,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: B



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ENTRANCE HALLWAY

5'6 x 4'8 (1.68m x 1.42m)

Double glazed front door, laminate flooring and radiator.

CLOAKROOM

5'7 x 3'2 (1.70m x 0.97m)

WC, wash hand basin, radiator, laminate flooring and extractor fan.

LOUNGE

12'11 x 11'6 (3.94m x 3.51m)

Double glazed window to front aspect, two radiators, laminate flooring and stairs to upper level.

KITCHEN

9'1 x 14'3 (2.77m x 4.34m)

Two double glazed windows, double glazed double doors to rear aspect, storage cupboard, sink and drainer, electric hob, cooker hood, integrated fridge/freezer and radiator.

LANDING

4'3 x 3'1 (1.30m x 0.94m)

Double glazed window to side aspect and carpet flooring.

BEDROOM ONE

10'11 x 10'8 (3.33m x 3.25m)

Double glazed window to front aspect, radiator, carpet, walk-in wardrobe and loft access.

BEDROOM TWO

11'1 x 7'11 (3.38m x 2.41m)

Double glazed window to rear aspect, carpet and radiator.

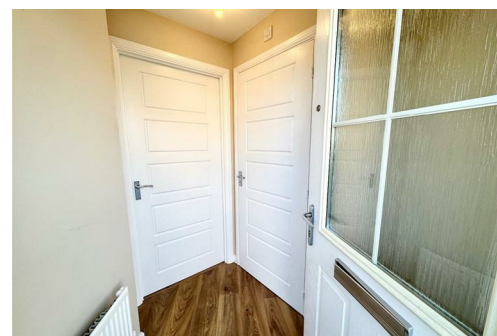
BATHROOM

6'7 x 3'4 (2.01m x 1.02m)

Bath, shower, wash hand basin, WC, extractor fan, part tiling, radiator and double glazed window to rear aspect.

OUTSIDE

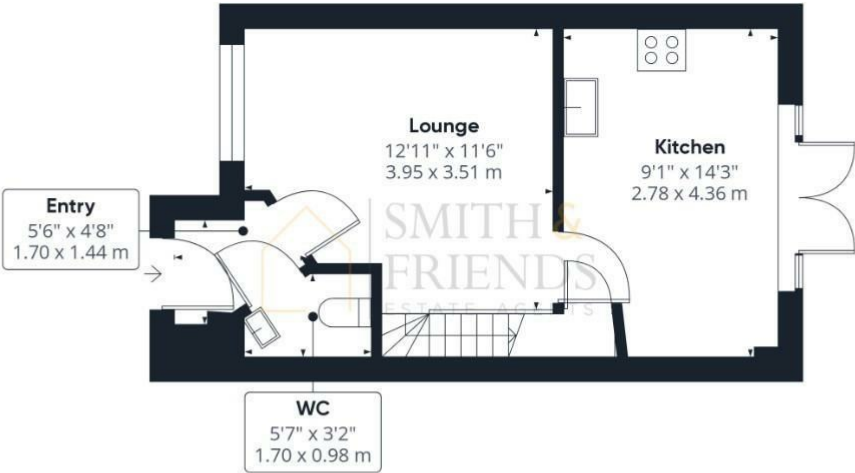
Rear and side gardens which are both laid to lawn, gate to the side of the property in addition to a patio area to the rear.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
608.15 ft²
56.5 m²

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	79	
(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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