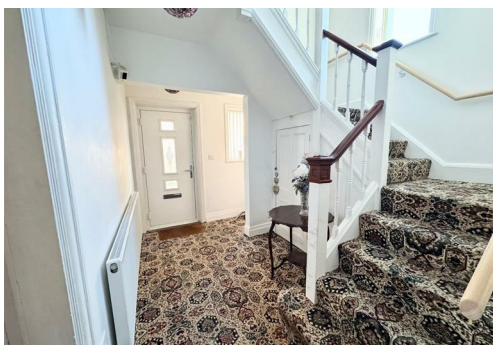




This grand double fronted detached house set back off Thornaby Road has come to the market with no forward chain. With a little TLC required the detached property is spacious and would be a perfect family purchase. Gated entrance the property comprises of an open plan hall, two speared reception rooms, a fitted kitchen and utility room on the ground floor. The upper level offers bathroom with walk in shower, separate w/c and three double bedrooms.

Externally: Outbuildings, garage and open driveway for ample parking. Please call smith and friends to arrange a viewing on 01642 607555

Thornaby Road, Stockton-On-Tees, TS17 8PH

3 Bedroom - House - Detached

Offers In The Region Of £230,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Thornaby Road, Stockton-On-Tees, TS17 8PH



ENTRANCE HALLWAY

16'8 x 9'4 (5.08m x 2.84m)

uPVC door to side aspect, double glazed window to side aspect, cupboard, radiator, carpet and stairs to upper level.

DINING ROOM

12'3 x 11'10 (3.73m x 3.61m)

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

LOUNGE

14'1 x 11'9 (4.29m x 3.58m)

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

KITCHEN

10'9 x 9'3 (3.28m x 2.82m)

Double glazed window to side aspect, uPVC double glazed door to rear aspect, stainless steel sink and drainer, Baxi boiler.

UTILITY

4'10 x 5'5 (1.47m x 1.65m)

Double glazed window to rear aspect and wall units.

LANDING

16'9 x 2'10 (5.11m x 0.86m)

Double glazed window to rear aspect, double glazed window to side aspect, carpet, loft access with open staircase.

BEDROOM ONE

11'8 x 11'9 (3.56m x 3.58m)

Double glazed bay window to front aspect, carpet, radiator, built-in storage cupboard and fireplace.

BEDROOM TWO

14'3 x 11'10 (4.34m x 3.61m)

Double glazed bay window to front aspect, carpet, radiator and built-in storage cupboard.

BEDROOM THREE

10'10 x 9'5 (3.30m x 2.87m)

Double glazed window to side aspect, radiator and carpet flooring.

BATHROOM

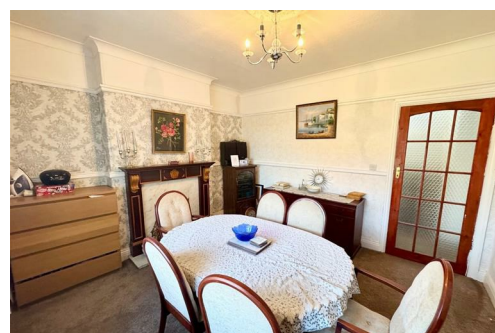
4'9 x 6' (1.45m x 1.83m)

Walk-in shower, vanity wash hand basin, heated towel rail and double glazed window to rear aspect.

SEPARATE WC

2'10 x 5'11 (0.86m x 1.80m)

Double glazed window to side aspect and WC.



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Ground Floor



Floor 1

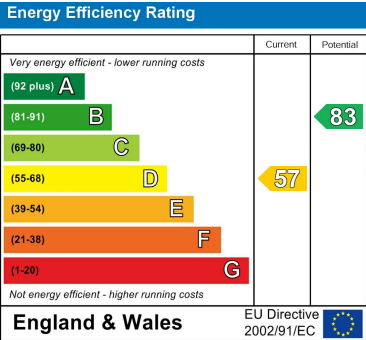
Approximate total area⁽¹⁾
1084.9 ft²
100.79 m²

(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 are based on RICS IPMS 3C standard.

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.

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

www.smith-and-friends.co.uk

