



Located in a cul-de-sac this property would be an ideal first time buyer purchase or investment buy. Comprising of an entrance hallway, lounge and open plan kitchen/diner on the ground floor. The upper level offers three bedrooms and a family bathroom. The open plan kitchen/diner is a great size and opens up onto the rear garden. External: The rear garden is a good size and is mainly laid to lawn with a seating area. Parking to the front of the property. Location: Hutton Close is situated close to Thornaby Town Centre, schools and bus routes are not too far away. The property is fully double glazed and gas central heating. Call Smith & Friends to arrange a viewing on 01642 607555.

Hutton Close, Thornaby, Stockton-On-Tees, TS17 8PG
3 Bed - House - Semi-Detached
£100,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold



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ENTRANCE HALLWAY
10'11 x 6' (3.33m x 1.83m)
Double glazed front door, double glazed window to front aspect, under stairs cupboard, laminate flooring, radiator, stairs to upper level.

LOUNGE
12'8 x 11'1 (3.86m x 3.38m)
Double glazed window to front aspect, laminate flooring, radiator, wood burner.

KITCHEN
9'6 x 17'8 (2.90m x 5.38m)
Double glazed window to rear aspect, double glazed doors to rear aspect, laminate flooring, boiler, Rangemaster oven, gas hob, radiator.

LANDING
8'2 x 5'11 (2.49m x 1.80m)
Double glazed window to side aspect, loft access, carpet.

BEDROOM ONE
12'11 x 9'6 (3.94m x 2.90m)
Double glazed window to front aspect, radiator, carpet.


BEDROOM TWO
9'6 x 11'6 (2.90m x 3.51m)
Double glazed window to rear aspect, carpet, radiator, fitted cupboard.

BEDROOM THREE
5'8 x 7'10 (1.73m x 2.39m)
Double glazed window to front aspect, carpet, radiator.

BATHROOM
6'2 x 5'9 (1.88m x 1.75m)
Bath, shower, wash hand basin, WC, heated towel rail, tiled flooring, double glazed window to rear aspect.



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		EU Directive 2002/91/EC	

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