



Welcome to the market this spacious and well-presented family home, ideally situated in the highly sought-after area of Thornaby. Offered with no forward chain and vacant possession, this property provides a smooth and straightforward purchase opportunity.

An excellent choice for families, first-time buyers, or anyone looking to add their own personal touch, the home offers generous living space throughout. Upon entering, you are welcomed by a bright entrance hallway leading to a large open-plan lounge and dining area, perfect for relaxing or entertaining. The property also benefits from an extended kitchen, providing ample storage, worktop space, and potential for further modernisation.

To the first floor, you will find three well-proportioned bedrooms, with the master bedroom featuring fitted wardrobes. The family bathroom is equipped with a walk-in shower, offering convenience and accessibility.

Externally, the property boasts a substantial and mature rear garden, mainly laid to lawn, with a pleasant seating area and convenient side access. This outdoor space offers excellent potential for landscaping, play areas, or outdoor gatherings. To the front, there is an easy-to-maintain garden, a garage with power and lighting, and a private driveway providing off-street parking.

This fantastic home is brimming with potential and ready for its next chapter. Early viewing is highly recommended.

Charrington Avenue, Thornaby, Stockton-On-Tees, TS17 0LJ

3 Bed - House - Semi-Detached

£185,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



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Entrance Hallway
Front entrance door, 1 x radiator, stairs to upper and downstairs cupboard.

Lounge/Diner
Front double glazed window, rear double glazed patio doors, carpet flooring, 2 x radiators, fire and surround.

Kitchen
rear double glazed windows, side access door, flooring and 1 x radiator.

Landing
carpet flooring, storage cupboard and 1 x side double glazed window.

Bedroom
1 x front double glazed window, fitted robes, wall lights, carpet flooring and 1 x radiator.

Bedroom
1 x rear double glazed window, 1 x radiator and carpet flooring.

Bedroom
1 x front double glazed window, carpet flooring, 1 x radiator and low level bulk head.

Bathroom
1 x rear double glazed window, shower cubicle, wash hand basin, w/c flooring and 1 x radiator.

External
Generous rear garden laid to lawn and patio seating area. Drive and garage 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		
(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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