



Fantastic views to the rear of this property make it a fantastic purchase. This family home comprises of an entrance hallway, lounge, open plan kitchen/diner and a spacious delightful conservatory on the ground floor. The upper level offers a bathroom, three bedrooms with the master bedroom having the benefit of fitted robes. External: Garage, driveway and a well maintained rear garden with a generous seating area. Location: Close to schools, local amenities, Thornaby Town Centre and excellent for A19/A66 commutes. Chadderton Drive comes to the market with no forward chain and vacant possession.

Chadderton Drive, Thornaby, Stockton-On-Tees, TS17 9QB

3 Bed - House - Semi-Detached

£170,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



Chadderton Drive, Stockton-On-Tees, TS17 9QB

Hallway

7'3" x 3'11" (2.21m x 1.19m)

Carpet flooring, stairs to upper, entrance door to the front, 1 x radiator and coved ceilings

Lounge

14'9" x 10'9" (4.50m x 3.28m)

Carpet flooring, 1 x front double glazed bay window, 1 x radiator, fire and surround.

Kitchen/Diner

8'10" x 14'5" (2.69m x 4.39m)

1 x rear double glazed window, coved ceiling, 1 x radiator and storage cupboard.

Open plan kitchen/diner.

Conservatory

9'9" x 8'3" (2.97m x 2.51m)

Carpet flooring, double glazed windows and double glazed rear double doors.

Landing

9'7" x 3' (2.92m x 0.91m)

Carpet flooring, airing cupboard, 1 side double glazed window and loft access.

Bedroom

11'4" x 8'4" (3.45m x 2.54m)

Carpet flooring, fitted robes, 1 x radiator, coved ceiling and 1 x front double glazed window.

Bedroom

10'7" x 8'4" (3.23m x 2.54m)

Carpet flooring, 1 x rear double glazed window, coved ceiling and 1 x radiator.

Bedroom

8'5" x 5'10" (2.57m x 1.78m)

Carpet flooring, 1 x front double glazed window, coved ceiling and 1 x radiator.

Bathroom

5'6" x 5'9" (1.68m x 1.75m)

1 x rear double glazed window, w/c, wash hand basin, shower cubicle, heated towel rail, coved ceiling and fully tiled.

External

Garage, driveway, gardens front and rear.



Energy Efficiency Rating

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	62	80

EU Directive 2002/91/EC

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.

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