



Full refurbishment required on this excellent corner plot house. The property has huge potential comprising of entrance hallway, lounge, separate dining room and kitchen area on the ground floor. The upper level has two double bedrooms, bathroom and a generous landing with storage. External: A corner plot situated in a cul-de-sac, enclosed rear garden and street parking. Location: Situated in a popular area of Thornaby, Dacre Close is close to bus routes, schools and local amenities. No forward chain and vacant possession. Please call SMITH & FRIENDS ESTATE AGENTS on 01642 607555 to arrange a viewing.

NB Please note this property is Unregistered.

Dacre Close, Thornaby, Stockton-On-Tees, TS17 8PN
2 Bed - House - Semi-Detached
£69,999
EPC Rating: E
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Dacre Close, Stockton-On-Tees, TS17 8PN

ENTRANCE HALLWAY

4'4 x 10'5 (1.32m x 3.18m)

Front entrance door, carpet, storage cupboard.

LOUNGE

12'1 x 12'1 (3.68m x 3.68m)

Double glazed window to front aspect, carpet.

DINING ROOM

16'1 x 8'1 (4.90m x 2.46m)

Side door to rear, storage cupboard, double glazed window to rear aspect, carpet.

KITCHEN

8'6 x 9'6 (2.59m x 2.90m)

Sink and side door.

LANDING

Double glazed window to front aspect, loft access, storage.

BEDROOM ONE

12'3 x 11'6 (3.73m x 3.51m)

Double glazed window to front aspect, carpet, fire surround.

BEDROOM TWO

14' x 9'6 (4.27m x 2.90m)

Two double glazed windows to rear aspect, carpet.

BATHROOM

5'7 x 9'8 (1.70m x 2.95m)

Double glazed window to rear aspect, carpet, partly tiled, bath, wash hand basin, WC.

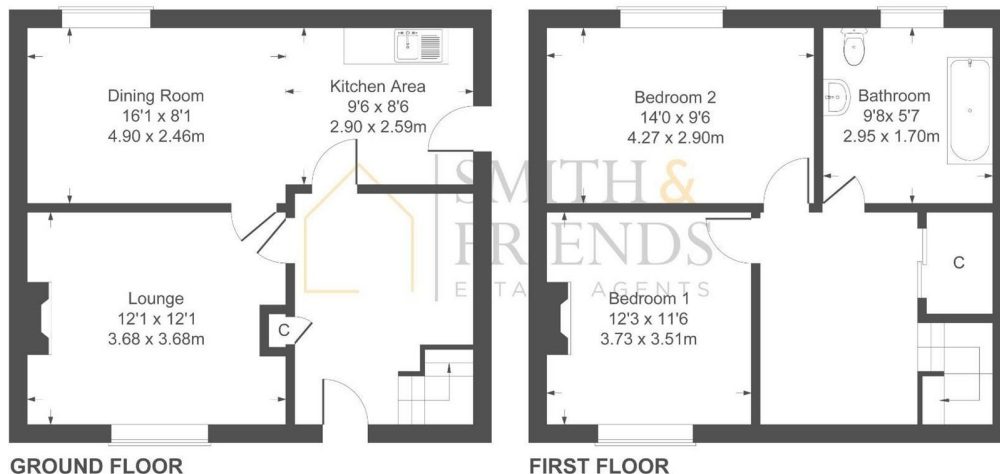
OUTSIDE

Two outhouses to the rear, enclosed garden laid to lawn.



Dacre Close

Approximate Gross Internal Area
1044 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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
Vary 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		
	48	69

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