



This beautifully presented family home has recently come to the market with Smith & Friends Estate Agents and is ready for immediate occupation, offering a fantastic opportunity for buyers seeking a stylish, well-proportioned property that truly delivers the complete package.

Upon entering the home, you are welcomed by a bright and inviting entrance hallway which leads to a convenient cloakroom/WC. To the front of the property is a comfortable and well-appointed lounge, featuring internal doors that open through to a second reception room. This flows seamlessly into the modern, open-plan kitchen, creating a superb living and entertaining space. The open-plan kitchen/diner and reception area truly forms the heart of the home, providing a warm, sociable environment ideal for family life and gatherings.

To the first floor, the property offers three well-proportioned bedrooms. The impressive master bedroom benefits from fitted wardrobes and a bay window to the front, enhancing both the sense of space and natural light. Completing the upper level is a contemporary family bathroom, finished to a modern standard.

Externally, the property continues to impress. The rear garden is a standout feature — generous in size and beautifully suited for families and pets alike. The garden enjoys a desirable south-facing aspect and includes a seating area perfect for outdoor dining and relaxation, along with access to a detached garage. \*pls note- we have been informed via the vendor the main roof has Asbestos.\*

#### Location:

Ideally situated close to Thornaby Town Centre, the property benefits from easy access to a range of local amenities, reputable schools, and excellent transport links, making it a highly convenient and sought-after location.

**Derwent Road, Stockton-On-Tees, TS17 8HN**

**3 Bedroom - House - Semi-Detached**

**£175,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**



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**ENTRANCE HALLWAY**

Front door, stairs to upper level, double storage cupboard, coved ceiling, flooring, radiator, under stairs cupboard.

**LOUNGE**

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

**SECOND RECEPTION ROOM**

Radiator, flooring, spot lights, double glazed skylight window to rear aspect.

**CLOAKROOM/WC**

Vanity WC, vanity wash hand basin, flooring, partly tiled.

**EXTENDED KITCHEN**

Open plan with diner, double glazed window to rear aspect, double glazed French doors to rear aspect, double glazed window to side aspect, double glazed skylight window to rear aspect, flooring, spot lights.

**LANDING**

Carpet, loft access, double glazed window to side aspect.

**BEDROOM ONE**

Carpet, radiator, fitted wardrobe, double glazed window to front aspect.

**BEDROOM TWO**

Coved ceiling, carpet, radiator, double glazed window to rear aspect.

**BEDROOM THREE**

Coved ceiling, radiator, carpet, storage cupboard, double glazed window to front aspect.

**BATHROOM**

Bath, shower, vanity wash hand basin, vanity WC, spot lights, coved ceiling, partly tiled, heated towel rail, double glazed window.



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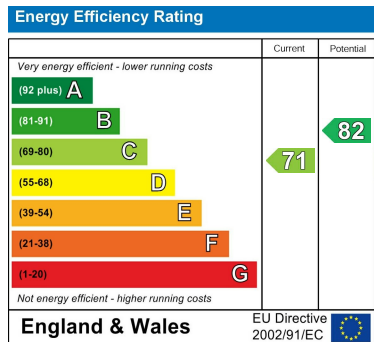


Approximate total area<sup>(1)</sup>  
907 ft<sup>2</sup>  
84.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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