



## 100 Redcar Road , Thornaby, TS17 8LS

This two bedroom semi-detached home with a south-facing rear garden is an ideal choice for first time buyers, young families, or investors.

The ground floor offers an entrance hall leading to a fitted kitchen and a spacious lounge/dining room with a fireplace and French doors opening onto the rear garden. Upstairs, there are two generous double bedrooms, one with fitted wardrobes and a modern refitted bathroom with a shower over the bath.

The property benefits from gas central heating with a new boiler installed in 2022 and double glazing throughout. Outside, the front garden is well screened by mature hedging, with a driveway providing off-road parking. The enclosed rear garden features a lawn, patio area and outhouse, complete with a power socket and water tap, while two handy storage units are located to the side.

Situated in a central area of Thornaby, the home is close to well regarded primary and secondary schools, Thornaby Town Centre, and Teesside Park. Excellent transport links are available nearby, including regular bus routes, the A66 and A19, and Thornaby Train Station. Local amenities include shops, a multi-screen cinema, bowling alley, and a range of dining options.

Asking Price £98,000

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- SEMI-DETACHED HOUSE
- SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING (BOILER NEW 2022)
- 2 BEDROOMS
- RECENTLY REFURBISHED BATHROOM
- DOUBLE GLAZED
- DRIVEWAY
- OUTHOUSE TO REAR GARDEN

## HALL

## LOUNGE/DINING ROOM

21'5" x 12'2" (6.53m x 3.71m)

## KITCHEN

8'1" x 7'6" (2.46m x 2.29m)

## LANDING

## BEDROOM ONE

14' x 9'2" (4.27m x 2.79m)

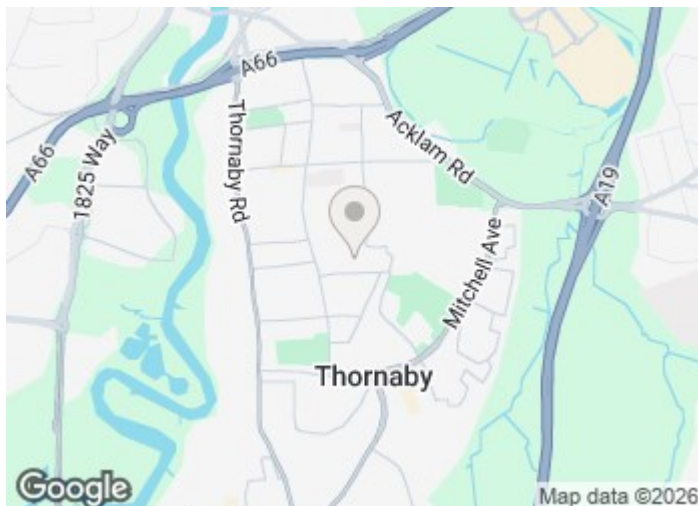
## BEDROOM TWO

11'8" x 9'11" (3.56m x 3.02m)

## BATHROOM

9'1" x 5'6" (2.77m x 1.68m)

## AML PROCEDURE

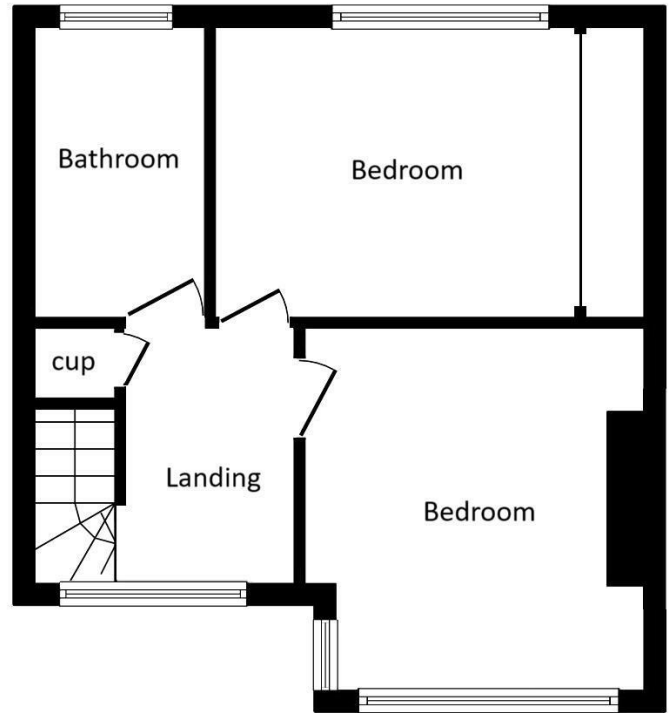
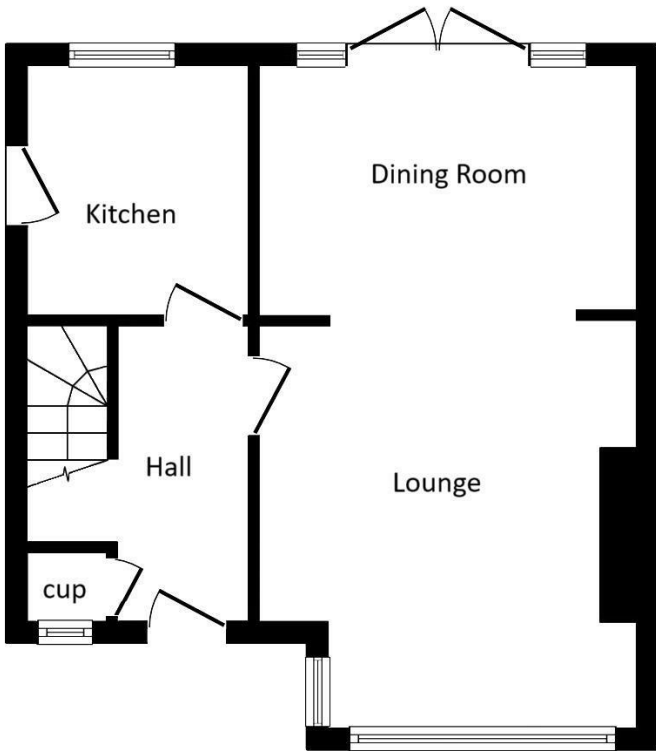


Directions





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY  
 Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk <https://www.gowlandwhite.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	