



This beautifully presented property is an ideal purchase for a first-time buyer looking to step onto the property ladder, or an excellent opportunity for an investor seeking to expand their portfolio. Offered to the market with no forward chain and vacant possession, this home is ready for immediate occupation.

Situated within the highly popular residential area of Thornaby, the property enjoys a desirable position that is not overlooked to the front, providing an added sense of privacy. Conveniently located close to well-regarded schools, local amenities, transport links, and Thornaby Town Centre, the home offers both comfort and practicality for modern living.

Internally, the accommodation briefly comprises of an entrance hallway, useful storage cupboard, convenient ground floor cloakroom/WC, a fitted kitchen, and a spacious lounge to the rear of the property, offering an ideal space for relaxing or entertaining.

To the first floor, the property benefits from two generously sized double bedrooms along with a family bathroom fitted with a modern bathroom suite.

Externally, the property features a double driveway to the front, providing ample off-road parking. To the rear is an enclosed garden mainly laid to lawn, with side gate access, creating a perfect outdoor space for families, entertaining, or enjoying the warmer months.

Early viewing is highly recommended to fully appreciate the location, space, and potential this home has to offer.

**Northallerton Road, Thornaby, TS17 8ER**

**2 Bed - House - Semi-Detached**

**Chain Free £125,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Northallerton Road, Thornaby, TS17 8ER**



**ENTRANCE HALLWAY**

Front entrance door, radiator, storage cupboard housing boiler, carpet.

**CLOAKROOM**

Wash hand basin, WC.

**LOUNGE**

Carpet, two radiators, stairs to upper level, double glazed French doors to rear aspect.

**KITCHEN**

Double glazed window to front aspect, stainless steel sink and drainer, gas hob.

**LANDING**

Carpet flooring, stairs to lounge.

**BEDROOM ONE**

Two double glazed windows to front aspect, radiator, carpet, loft access.

**BEDROOM TWO**

Double glazed window to rear aspect, carpet, radiator, storage cupboard.

**BATHROOM**

Bath, shower, wash hand basin, WC, flooring, radiator.



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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. Smith & Friends Estate Agents 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	84
	EU Directive 2002/91/EC	

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