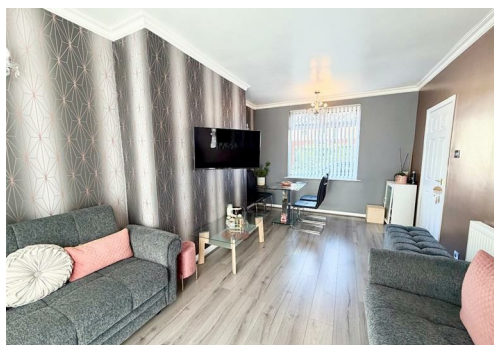




A well-presented two-bedroom semi-detached property situated on Briar Road in Thornaby. Offering well-proportioned accommodation, the property would make an excellent choice for first-time buyers, couples or those looking for a comfortable home in a convenient residential location.

The accommodation comprises one reception room, a fitted kitchen, two bedrooms and a family bathroom. Externally, the property benefits from off-road parking, providing a practical feature for modern family living.

Located within easy reach of local amenities, schools and transport links, the property offers a convenient base for accessing Thornaby and the surrounding areas.

Briar Road, Stockton-On-Tees, TS17 8NN

2 Bed - House - Semi-Detached

£120,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Briar Road, Stockton-On-Tees, TS17 8NN



HALLWAY

Front entrance door, stairs to first floor, radiator, flooring.

LOUNGE

Double glazed doors to rear aspect, radiator, flooring, coved ceiling, double glazed window to front aspect.

KITCHEN

Double glazed window to rear aspect, tiled flooring, spot lights, gas hob, breakfast bar, storage.

LANDING

Double glazed windows to front and side aspects, carpet, loft access.

BEDROOM ONE

Double glazed window to rear aspect, fitted wardrobes, carpet, radiator.

BEDROOM TWO

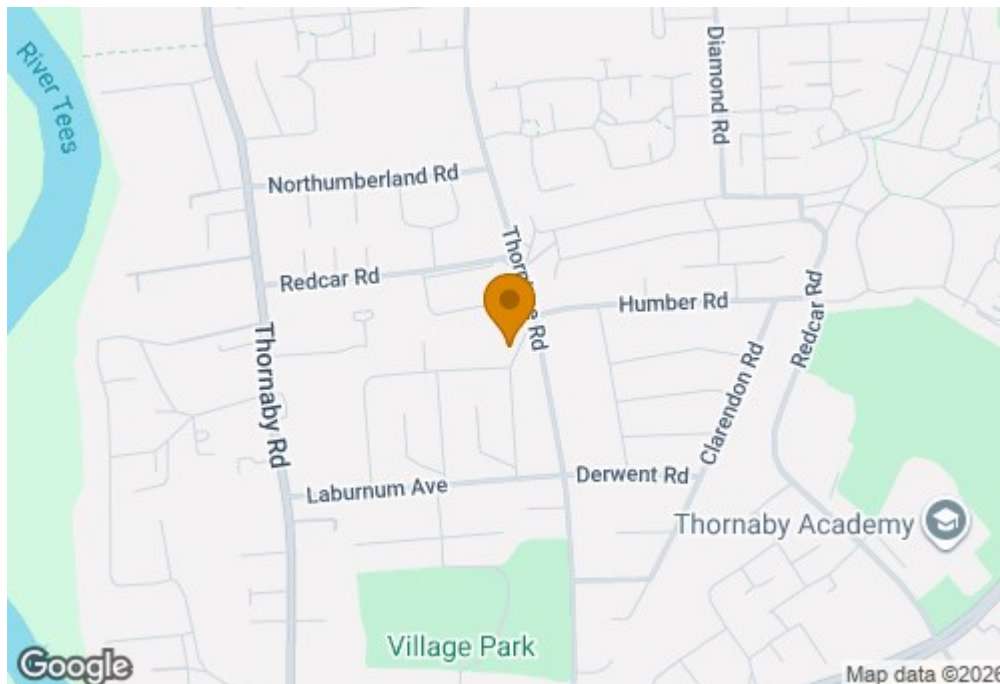
Double glazed window to rear aspect, carpet, radiator.

BATHROOM

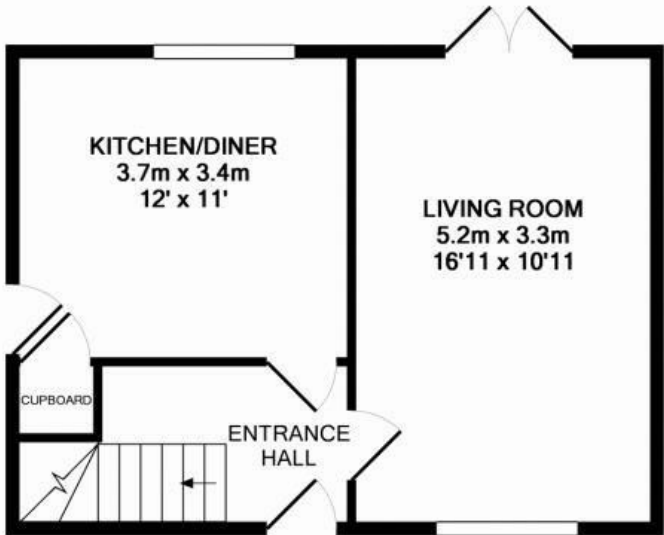
Bath, shower, wash hand basin, WC, tiled flooring, heated towel rail, spot lights, storage.



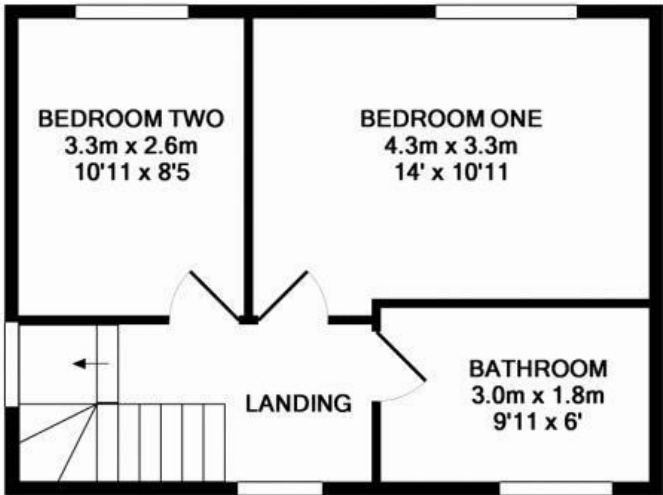
Briar Road, Stockton-On-Tees, TS17 8NN



www.smith-and-friends.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 35.8 SQ.M.
(386 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.8 SQ.M.
(386 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.7 SQ.M. (772 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

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) 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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

