



Beautifully positioned, this attractive property is set back from the road, offering a sense of privacy and not being overlooked to either the front or rear. It presents an ideal opportunity for first-time buyers and is immaculately presented throughout, ready to move straight into.

Upon entering, you are welcomed by a entrance hallway leading into a comfortable lounge, complemented by a separate dining room—perfect for both everyday living and entertaining. The modern kitchen is well-equipped, offering ample storage and convenient access to the rear garden.

Upstairs, the property comprises three bedrooms, including two spacious doubles and a well-proportioned single, along with a contemporary family bathroom.

Externally, the rear garden is beautifully maintained, providing an excellent space for outdoor dining, relaxation, and entertaining guests.

Situated in the popular area of Thornaby, the property benefits from close proximity to well-regarded schools, local amenities, and convenient bus routes. Additionally, there is easy access to the A19, making it an excellent choice for commuters.

**Littleboy Drive, Stockton-On-Tees, TS17 8HB**

**3 Bedroom - House - Mid Terrace**

**£125,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



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**Entrance Hallway**

Front entrance door and stairs to upper.

**Lounge**

1 x front double glazed window, radiator, fire and surround.

**Diner**

1 x rear double glazed window, flooring and radiator.

**Kitchen**

1 x rear double glazed window, 1 x rear access door, storage, wall and base units.

**Landing**

Carpet flooring, storage and loft access.

**Bathroom**

2 x rear double glazed windows, heated towel rail, bath, w/c, wash hand basin and flooring.

**Bedroom**

**Bedroom**

**Bedroom**



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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
757 ft<sup>2</sup>  
70.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360

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>	67	78
	EU Directive 2002/91/EC	

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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