



**Sherwood Road, Thornaby, Stockton-On-Tees,
TS17 0DX
2 Bed - House - Detached
£100,000**

**Council Tax Band: A
EPC Rating: D
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Sherwood Road, Thornaby, TS17 0DX

We are acting in the sale of the above property and have received an offer of £101,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

- ** NO ONWARD CHAIN **
- ** PERFECT FOR FIRST TIME BUYERS OR INVESTORS **
- ** DECEPTIVELY SPACIOUS HOME **

Situated in the ever-popular Thornaby area, this deceptively spacious two-bedroom detached home is offered for sale with NO ONWARD CHAIN, making it an ideal opportunity for first-time buyers, investors, or those looking for a straightforward purchase. Sensibly priced to reflect the modernisation required, the property offers fantastic potential to create a wonderful home.

The accommodation begins with an entrance hallway leading through to a generous living room at the rear, featuring sliding doors that open directly onto the garden—perfect for indoor-outdoor living. To the front, a large kitchen/diner provides ample space for family meals and entertaining. An additional reception room offers excellent versatility and could be used as a home office, snug, or playroom.

Upstairs, the property boasts two well-proportioned double bedrooms, both flooded with natural light, along with a family bathroom finished with full cladding. The spacious landing includes two useful double storage cupboards and a large window, enhancing the bright and airy feel throughout the home.

Externally, the property benefits from a sizeable rear garden and driveway parking for two vehicles. Conveniently located close to local schools, shops, and amenities, the home also offers excellent transport links to the A174, A19, and A66, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the space, potential, and added convenience of a chain-free purchase - CONTACT SMITH & FRIENDS INGLEBY BARWICK

GROUND FLOOR

- Hallway
13'0" x 5'10" (3.97m x 1.80m)
- Living Room
11'9" x 17'7" (3.60m x 5.36m)

- Snug / Office
6'5" x 7'0" (1.96m x 2.14m)

- Kitchen
11'10" x 11'6" (3.62m x 3.51m)

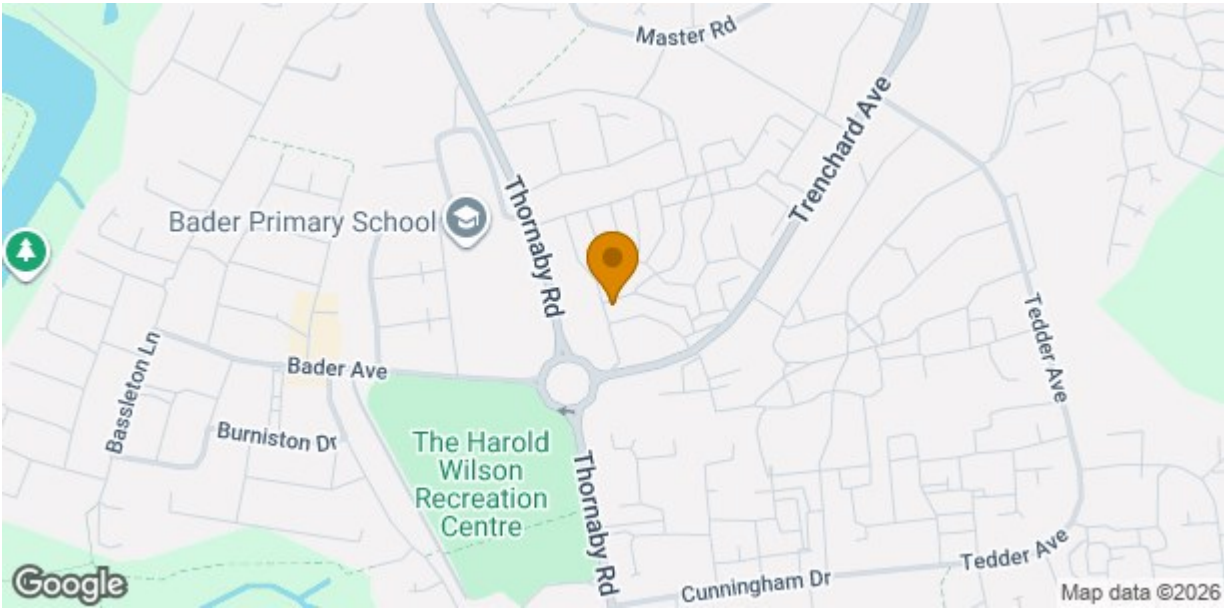
FIRST FLOOR

- Landing
3'0" x 12'2" (0.92m x 3.73m)
- Bedroom 1
11'10" x 11'6" (3.61m x 3.52m)

- Bedroom 2
11'10" x 11'3" (3.61m x 3.44m)
- Bathroom
6'2" x 5'9" (1.88m x 1.77m)









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	68	75
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. 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.

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