



Two-Bedroom Bungalow – No Forward Chain

Welcome to the market this well-presented two-bedroom bungalow, occupying an excellent plot with a driveway, garage and gardens to the front, rear and side.

The property offers comfortable and practical accommodation, comprising a generous lounge positioned to the front of the bungalow, a fitted kitchen, two well-proportioned bedrooms and a modern wet room featuring a walk-in shower.

Externally, the property benefits from gardens to three sides, providing a good degree of outdoor space, together with a driveway and access to the garage.

Situated in a popular area of Thornaby, the property is conveniently located close to a range of local shops, amenities and everyday facilities. Excellent transport links are also nearby, including easy access to the A66, making this an ideal location for commuters.

Offered with no forward chain and vacant possession, this bungalow would make an excellent purchase for a variety of buyers and should be viewed to appreciate the plot, accommodation and location.

Cayton Drive, Stockton-On-Tees, TS17 0HD

2 Bed - Bungalow - Semi Detached

£165,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Cayton Drive, Stockton-On-Tees, TS17 0HD



ENTRANCE HALLWAY

Side entrance door, storage, radiator, carpet, loft access.

LOUNGE

Carpet, fire and surround, radiator, double glazed window to front aspect.

KITCHEN

Double glazed window to rear aspect, uPVC side access door, flooring, radiator, partly tiled walls, boiler.



BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

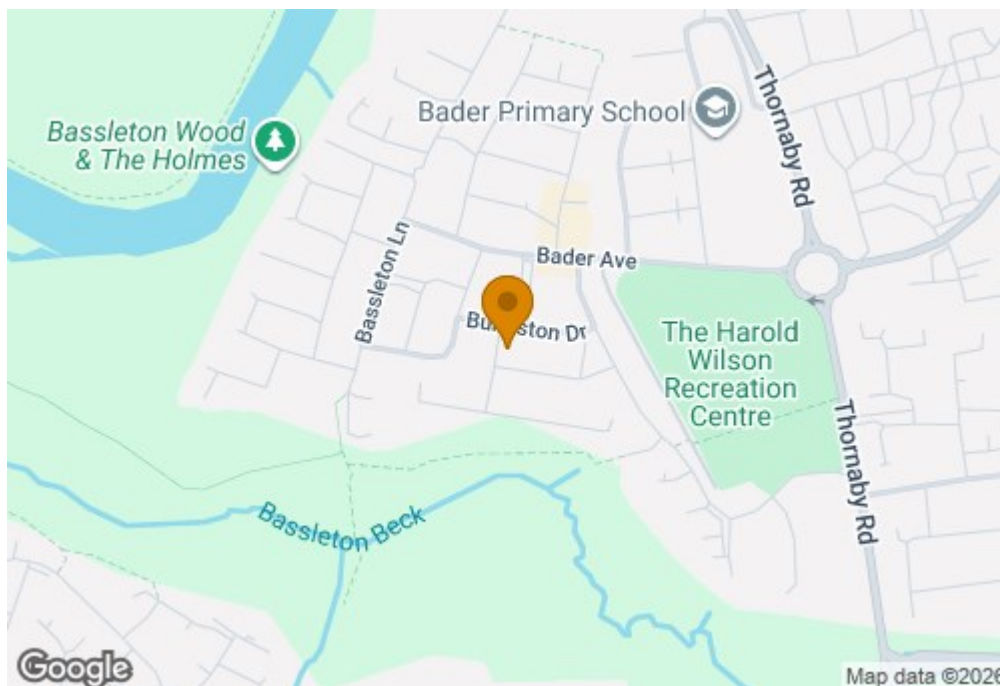


BATHROOM

Walk-in shower, vanity wash hand basin, WC, tiling, double glazed window to side aspect.



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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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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