



An ideal opportunity for first-time buyers or those looking to take their first step onto the property ladder, this well-proportioned two-bedroom semi-detached home offers fantastic potential to create a space truly your own. The property is ready for a new owner to add their personal touch and make it home.

Occupying an excellent position within a quiet cul-de-sac, the home enjoys a sense of privacy while still being conveniently located. Externally, the property benefits from an enclosed rear garden, ideal for relaxing, entertaining, or outdoor dining, along with ample off-street parking provided by a side driveway.

Internally, the layout flows beautifully. The welcoming entrance hallway leads through to a spacious and comfortable lounge, perfect for everyday living. To the rear, there is a fitted kitchen with doors opening directly onto the garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor spaces.

To the first floor, the property offers two well-sized bedrooms and a well-maintained family bathroom, all providing a comfortable and practical living environment.

#### Location:

Situated in the popular area of Thornaby, the property is ideally placed close to a range of local amenities, including schools, shops, and Thornaby Town Centre, making it a convenient and desirable place to live.

**Sir Douglas Park, Thornaby, Stockton-On-Tees, TS17 0JY**

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

**£130,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**





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ENTRANCE HALLWAY

Entrance into lounge, stairs to upper level, flooring.

KITCHEN

Double glazed window to rear aspect, flooring, double glazed door to rear aspect, radiator.

LOUNGE

Double glazed window to front aspect, flooring, radiator.

LANDING

Carpet, loft access.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet.

BATHROOM

Double glazed window to side aspect, bath, shower, wash hand basin, WC, radiator.

EXTERNALLY

Driveway providing off street parking.



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, conveyancing and removal 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		88
(81-91)	B		
(69-80)	C		69
(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

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