



This three-bedroom detached property is offered to the market with no forward chain and vacant possession, making it an ideal opportunity for buyers looking for a smooth and straightforward purchase. Situated in a popular residential area close to local schools and Thornaby Town Centre, the property is perfectly suited to families and professionals alike, offering generous living space and a practical layout throughout.

Upon entering the property, you are welcomed into a well-proportioned entrance hallway which leads to the main living areas. The modern lounge is a bright and comfortable space, enhanced by a stylish media wall, creating a perfect setting for relaxing or entertaining. To the rear of the property is a spacious kitchen, providing ample storage and workspace for everyday family living.

Flowing directly from the kitchen is a generous conservatory, which is undoubtedly the main feature of the home. This large and versatile room enjoys views over the rear garden and provides an excellent space for dining, entertaining, or simply relaxing while enjoying natural light throughout the day. The ground floor also benefits from a convenient cloakroom/WC, adding to the practicality of the home.

Upstairs, the property offers three well-sized bedrooms, making it ideal for growing families. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress. To the rear, there is an enclosed, low-maintenance garden, perfect for outdoor seating and family enjoyment. The garden also provides access to the garage and a useful garden house, offering additional storage or potential workspace. To the front of the property, a driveway provides off-road parking and leads to the garage.

Overall, this spacious and well-presented home offers comfortable family living in a highly convenient location, and with no onward chain, it represents a fantastic opportunity

**Shetland Avenue, Stockton-On-Tees, TS17 8GB**

**3 Bed - House - Detached**

**£185,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Shetland Avenue, Stockton-On-Tees, TS17 8GB**



**ENTRANCE HALLWAY**

**3'4 x 7'7 (1.02m x 2.31m)**

Radiator, stairs to upper level, flooring, spot lights.

**CLOAKROOM/WC**

**4'7 x 4'4 (1.40m x 1.32m)**

WC, wash hand basin, radiator, double glazed window to front aspect.

**LOUNGE**

**10'3 x 14'5 (3.12m x 4.39m)**

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

**KITCHEN**

**10'4 x 14'4 (3.15m x 4.37m)**

Double glazed window to front aspect, flooring, cupboard, radiator, spot lights, archway to conservatory.

**CONSERVATORY**

**12'10 x 13'7 (3.91m x 4.14m)**

Double glazed window, double glazed doors to side aspect, radiator, flooring.

**LANDING**

**8'9 x 3'1 (2.67m x 0.94m)**

Carpet, loft, radiator, double glazed window to rear aspect.

**BEDROOM ONE**

**10'2 x 9'3 (3.10m x 2.82m)**

Double glazed window to front aspect, radiator, two storage cupboards, carpet, spot lights.

**EN SUITE**

**8'1 x 4'3 (2.46m x 1.30m)**

Double glazed window to front aspect, shower cubicle, wash hand basin, full length wall radiator.

**BEDROOM TWO**

**11'7 x 7'4 (3.53m x 2.24m)**

Double glazed window to front aspect, carpet, radiator, spot lights.

**BEDROOM THREE**

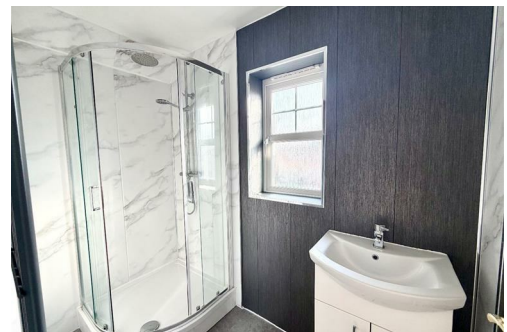
**8'5 x 6'8 (2.57m x 2.03m)**

Double glazed window to rear aspect, flooring, radiator.

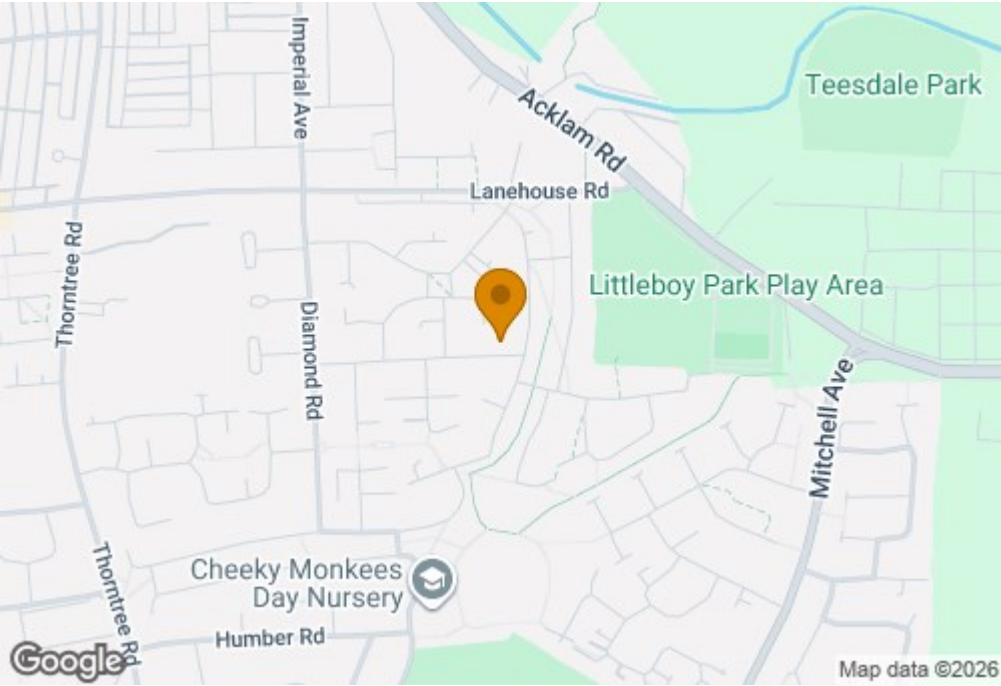
**BATHROOM**

**7'4 x 4'9 (2.24m x 1.45m)**

Double glazed window to rear aspect, bath, wash hand basin, WC, radiator, tiled flooring.



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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) <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>		
		EU Directive 2002/91/EC

Current: 72  
Potential: 82

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

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

