





Chadderton Drive,Thornaby Stockton-On-Tees TS17 9QB

manners & harrison

welcome to

Chadderton Drive, Thornaby Stockton-On-Tees

Three-bedroom semi-detached family home in a sought-after Thornaby-on-Tees location. Featuring a spacious lounge, kitchen diner, conservatory, family bathroom, private driveway and enclosed rear garden. Close to local amenities, transport links and schools.

Agents Note:
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Radiator, stairs to first, side elevation window, composite door

Lounge
12' 2" max x 10' 8" max (3.71m max x 3.25m max)
Rear elevation window, radiator

Dining Room
11' 10" x 6' 4" (3.61m x 1.93m)
Rear elevation window, radiator, spotlights

Kitchen
14' 10" x 8' 11" (4.52m x 2.72m)
Spotlights, cupboard under stairs, oven, gas hob, extractor fan, microwave, space for fridge freezer, sink, rear elevation window, recess for appliances, wall and base units

Conservatory
14' 4" x 9' 7" (4.37m x 2.92m)
Radiator, brick base, UPVC

Landing
Side elevation window, loft access

Bedroom 1
13' 5" x 8' 3" (4.09m x 2.51m)
Front elevation window, radiator

Bedroom 2
10' 8" x 8' 6" (3.25m x 2.59m)
Rear elevation window, radiator

Bedroom 3
5' 11" x 8' 7" (1.80m x 2.62m)
Front elevation window, radiator

Bathroom
Bath with shower, radiator, low level WC, sink, splash back, rear elevation window, spotlights

Front Garden
Driveway with space for 2 vehicles

Rear Garden
Patio, laid to lawn, water feature, enclosed timber fence









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Chadderton Drive, Thornaby Stockton-On-Tees

- SPACIOUS REAR GARDEN
- OFF-STREET PARKING
- CONSERVATORY
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C
Council Tax Band: B



£155,000

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The Property Ombudsman

Property Ref:
STO116516 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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