



This mid-terrace home offers an excellent opportunity for first-time buyers and investors alike, combining generous outdoor space with practical, well-proportioned accommodation. One of the standout features of this property is the impressive driveway, providing ample off-street parking, along with the added benefit of solar panels, helping to improve energy efficiency and reduce running costs.

Internally, the property is thoughtfully laid out. The ground floor comprises a spacious lounge situated to the front of the home, offering a bright and comfortable living area ideal for relaxing or entertaining guests. To the rear, you will find an extended kitchen that provides plenty of workspace and storage, with convenient access to the entrance porch.

Upstairs, the property features two good-sized double bedrooms, both offering comfortable accommodation with space for additional furnishings. The upper level also includes a family bathroom and the added practicality of a separate WC.

Externally, the rear of the property benefits from a private aspect, as it is not overlooked, creating a pleasant and peaceful outdoor environment. There is also gated access directly onto the green, making it ideal for families, dog walkers, or those who simply enjoy open space.

Situated within a quiet cul-de-sac in Thornaby, the property enjoys a convenient location close to the town centre, local schools, and a range of shops and amenities.

Overall, this is a fantastic opportunity to acquire a well-located home with valuable features and strong potential, whether you are stepping onto the property ladder or looking to expand your investment portfolio.

Raisdale Close, Stockton-On-Tees, TS17 9BY

2 Bed - House - Mid Terrace

£120,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Raisdale Close, Stockton-On-Tees, TS17 9BY



ENTRANCE PORCH

11'11 x 3'3 (3.63m x 0.99m)

Front entrance door, access doors to hallway and kitchen, double glazed window to front aspect, double glazed window to side aspect.

HALLWAY

4'1 x 3'1 (1.24m x 0.94m)

Stairs to upper level, radiator, carpets.

LOUNGE

11'11 x 17'9 (3.63m x 5.41m)

Double glazed windows to front and rear aspects, radiator, flooring, electric wall fire.

KITCHEN

12'1 x 15'4 (3.68m x 4.67m)

Double glazed window to rear aspect, rear access door, flooring, radiator, electric hob and oven.

LANDING

6'9 x 2'10 (2.06m x 0.86m)

Stairs to ground floor level, carpet.

BEDROOM ONE

9' x 15'3 (2.74m x 4.65m)

Double glazed windows to front and rear aspects, radiator, carpet, storage.

BEDROOM TWO

10'11 x 11'5 (3.33m x 3.48m)

Loft access, radiator, carpet, storage.

BATHROOM

Double glazed window to rear aspect, bath, shower, wash hand basin, partly tiled, storage, flooring, radiator.

SEPARATE WC

6'10 x 2'10 (2.08m x 0.86m)

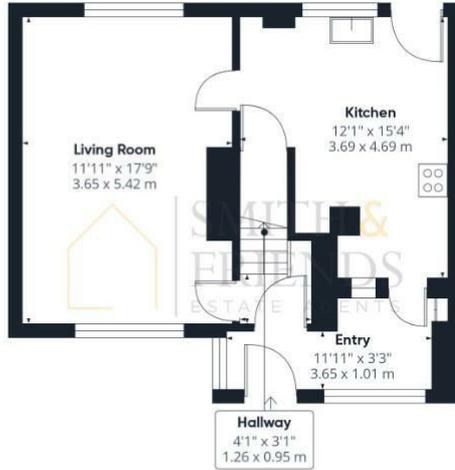
WC, wash hand basin, flooring, double glazed window to rear aspect.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
785 ft²
73.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 | 79 | 80 |
| (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 | |

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

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

