



This well-positioned TWO bedroom property occupies a desirable corner plot and offers a particularly impressive rear garden, making it an excellent choice for buyers looking for a home with generous outdoor space and plenty of potential.

The property is approached via an entrance hallway, leading into a good-sized fitted kitchen and a comfortable lounge. The ground floor provides a practical layout with well-proportioned living accommodation, while the first floor offers two bedrooms and a family bathroom with a white suite.

The standout feature of this home is undoubtedly the exceptionally spacious rear garden. Being situated on a corner plot, the property benefits from a much larger-than-average outdoor area, providing ample space for families, entertaining, gardening or simply enjoying the outdoors. The garden also offers scope for buyers to personalise and potentially develop the space, subject to any necessary planning permissions.

Externally, the property is situated within a quiet cul-de-sac and benefits from its corner position, adding to the sense of space and privacy.

Located in Thornaby, the property is conveniently positioned close to a range of local shops, schools, amenities and everyday facilities, making it a practical location for families and first-time buyers alike.

The generous rear garden and corner plot are key features of this property and should be viewed to fully appreciate the space on offer.

Lilac Avenue, Thornaby, Stockton-On-Tees, TS17 8NB

2 Bed - House - End Terrace

Offers In Excess Of £100,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Lilac Avenue, Stockton-On-Tees, TS17 8NB

ENTRANCE HALLWAY

Front entrance door, stairs to first floor, radiator.

LOUNGE

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

KITCHEN

Double glazed window to rear aspect, flooring, spot lights, storage cupboard, door to side aspect.

LANDING

Double glazed window to front aspect, carpet, radiator.

BEDROOM ONE

Double glazed window to rear aspect, radiator, carpet.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BATHROOM

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



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		83
(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			