



## 21 Charrington Avenue

Thornaby, Stockton-On-Tees, TS17 0LJ

**£150,000**



Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Immaculately Presented Semi-Detached Bungalow Is Situated Within A Highly Sought After Residential Location And Has Been Well Maintained Throughout, Making It Ready To Move Straight Into.



Full Description

The Accommodation Begins With A Welcoming Entrance Hallway Providing Access To All Rooms And Offering A Sense Of Space And Practicality. The Lounge Is Bright And Comfortable, Featuring A Fireplace As A Focal Point And Creating A Warm And Inviting Living Area.

The Open Plan Kitchen/Diner Provides Excellent Space For Everyday Living And Entertaining, With Ample Storage And Worktop Space. There Are Two Well Appointed Bedrooms, Both Benefiting From Solid Fitted Wardrobes, Offering Excellent Storage Solutions. The Property Is Completed By A Good Size Family Bathroom.

Externally, The Property Enjoys A West Facing Rear Garden With Lawn And Paved Seating Area, Providing A Pleasant And Private Outdoor Space. A Gated Driveway Leads To A Detached Garage, Offering Excellent Storage Or Potential For Conversion Subject To The Necessary Permissions.

Further Benefits Include Plenty Of Internal Storage, A Boarded Loft Space, And A Boiler Which Is Only Two Years Old And Annually Serviced, Providing Added Peace Of Mind For The New Owner.

Located Close To Local Amenities, Transport Links And Popular Residential Areas, This Is A Fantastic Opportunity For Downsizers, First Time Buyers Or Anyone Seeking Single Level Living In A Desirable Location.

Location

Charrington Avenue Is Situated Within A Popular And Well-Established Residential Area Of Thornaby, Offering A Convenient And Family-Friendly Setting Close To A Wide Range Of Local Amenities, Schools And Transport Links. The Area Is Well Suited To Families, First-Time Buyers And Commuters, With Easy Access To Everyday Shopping, Local Services And Green Spaces. Thornaby Town Centre And Retail Facilities Are Within Comfortable Reach, While Excellent Road And Public Transport Connections Provide Straightforward Travel Across Teesside And Beyond.

Schools

Local Primary Schools – Within Walking Distance  
Secondary School Options Including Thornaby Academy – Within Easy Reach

Healthcare & Services

Local GP Practices And Pharmacy Services – Nearby  
University Hospital Of North Tees – Approx. 10–15 Min Drive

Local Amenities & Retail

Local Convenience Stores And Shops – Within Walking Distance  
Thornaby Town Centre (Shops, Cafés And Supermarkets) – Approx. 5–10 Min Drive  
Teesside Retail & Leisure Park – Approx. 10–15 Min Drive

Green Space & Leisure

Local Parks And Recreational Areas – Close By  
River Tees Walkways – Short Drive

Transport

Local Bus Routes – Within Walking Distance  
Thornaby Railway Station – Approx. 5–10 Min Drive  
A19 / A66 Road Links – Minutes By Car

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

Money Laundering Notice

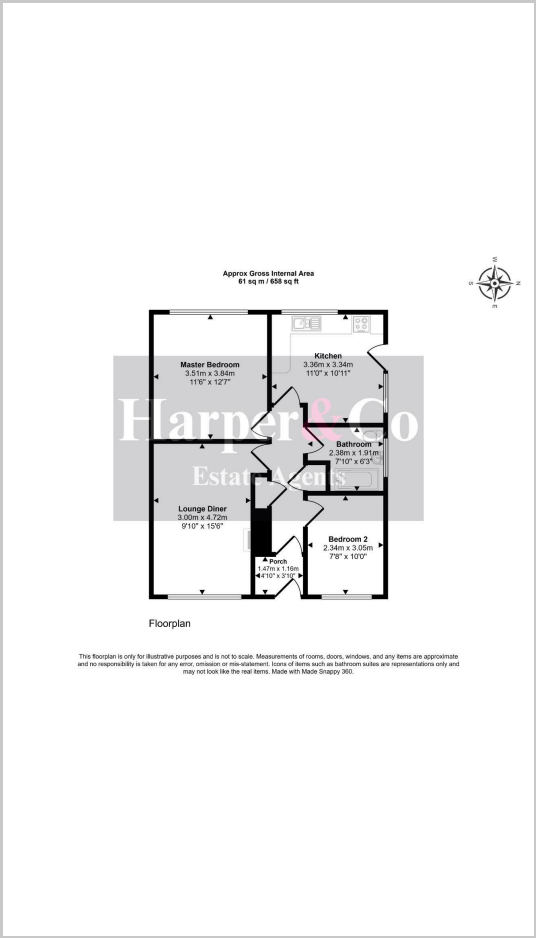
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

