



24 Spring Close

Thornaby, Stockton-On-Tees, TS17 6JX

Offers in excess of £70,000



An Immaculate Starter Home Which Has Been Well Maintained By The Current Owners. The Baxi Combi Boiler Has Been Annually Serviced By SSE & There Is uPVC Double Glazing Throughout.



Accommodation Comprises; West Facing Rear Garden With Off Road Parking Leading To The Main Entrance, Opening Through To The Kitchen/Diner, Utility Room With Door Leading To The Front Courtyard, Living Room, Two Double Bedrooms, Shower Room & Separate W/C.

This Home Sits Within Walking Distance Of Thornaby Train Station, Bus Routes, Local Amenities, Shops, Parks & More. It Would Make A Perfect First Purchase, Investment Opportunity Or Even A Step Down From A Larger Property.

As An Investment, This Property Has The Potential To Achieve Around £525 PCM, Approximately 9% Gross Yield.

LOCATION

From Thornaby Road A1085, Take The Turning Onto Peel Street, There Is A Second Left Turn Into Palmerston Court, This Brings You To The Rear Entrance Of The Property.

Thornaby Train Station - 9 Minute Walk

Stockton High Street - 20 Minute Walk

Thornaby Pool - 7 Minute Walk

Total Fitness Gym - 20 Minute Walk

Parkfield Road Retail Par With A, Matalan, Home Bargains, Halfords & Wynsors Shoes - 18 Minute Walk

Approximate Distance Times Suggested By Google Maps.

ENTRANCE HALLWAY

25'6 x 5'4 (7.77m x 1.63m)

KITCHEN/DINER

18'6 x 10'8 (5.64m x 3.25m)

Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Composite Sink Unit With Mixer Tap, Integrated Dishwasher, Built-In Oven & Induction Hob, Space For An American Style Fridge Freezer, Space For A Dining Table & Chairs, uPVC Double Glazed Window x2, Radiator.

LIVING ROOM

15'5 x 10'8 (4.70m x 3.25m)

uPVC Double Glazed Window, Radiator.

UTILITY ROOM

uPVC Double Glazed Door Leading To The Courtyard, Storage Wall Units, Radiator.

FIRST FLOOR LANDING

uPVC Double Glazed Window.

BEDROOM ONE

12'4 x 11'4 (3.76m x 3.45m)

uPVC Double Glazed Window, Radiator.

BEDROOM TWO

12'0 x 10'8 (3.66m x 3.25m)

uPVC Double Glazed Window, Radiator.

SHOWER ROOM

5'5 x 4'9 (1.65m x 1.45m)

Corner Shower Cubicle, Vanity Unit With White Wash Hand Basin, uPVC Double Glazed Window, Radiator.

SEPARATE W/C

5'3 x 2'5 (1.60m x 0.74m)

White Wash Hand Basin & Close Coupled W/C, uPVC Double Glazed Window, Radiator.

COURTYARD

Wheelie Bin Storage, Outdoor Storage Room.

REAR GARDEN

Off Road Parking Available, 2x Timber Garden Sheds, Decorative Gravel & Paved Patio Seating Area.

MEASUREMENTS

Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

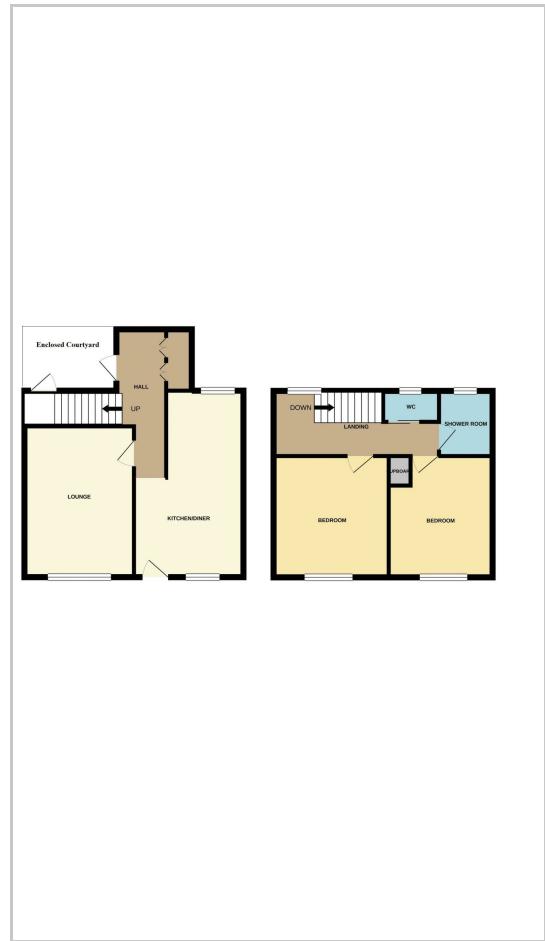
ENERGY EFFICIENCY RATING: D

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

