



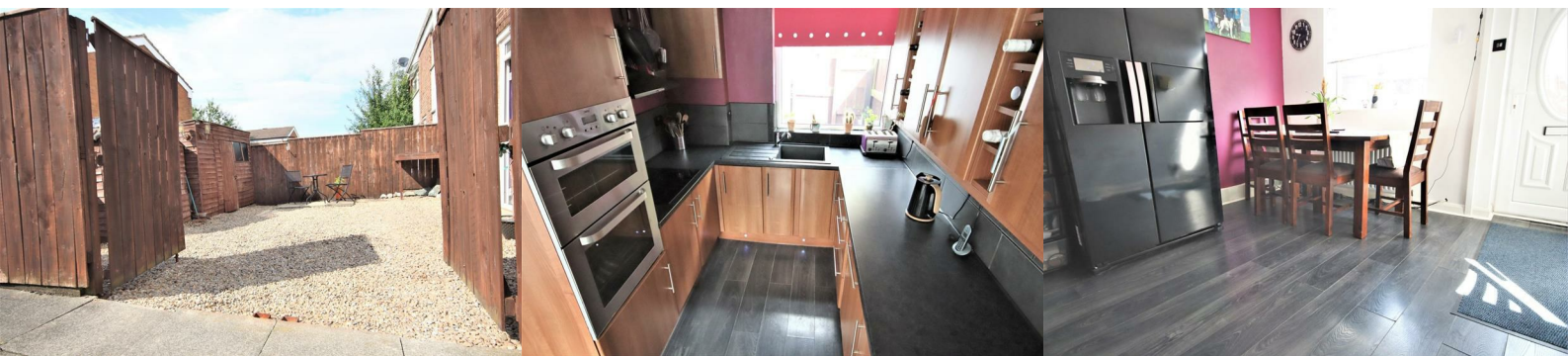
24 Spring Close

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

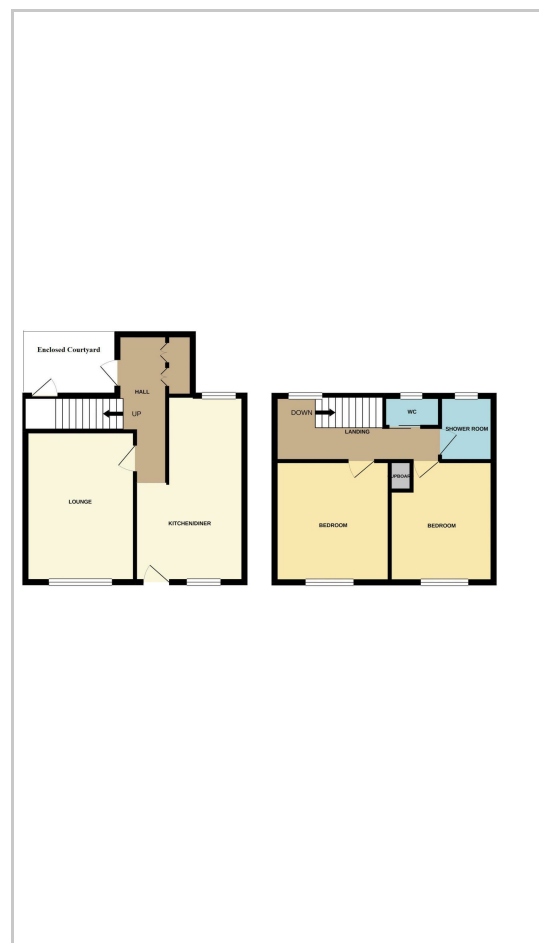
Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

ENERGY EFFICIENCY RATING: D

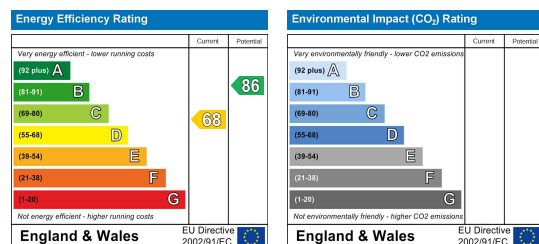
Area Map



Floor Plans



Energy Efficiency Graph



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