



## 33 Casson Gardens

Oak View, Thornaby, Stockton-On-Tees, TS17 0FU

**£140,000**



For Sale With The Advantage Of No Onward Chain! An Ideal Starter Home Which Will Appeal To A First Time Buyer Or Perhaps A Buyer Looking To Downsize. The Property Was Built In Just 2019 & Benefits The Remaining N.H.B.C Warranty. Accommodation is Set Across Two Floors With Two Double Bedrooms, Ground Floor Cloakroom W.C & Bi-Folding Doors Off The Lounge Which Open Out To The Rear Garden.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



## Location

From Bader Avenue, Take The Turn Onto Middleton Avenue, Then Right Turn Onto Burniston Drive, Left Turn Onto Cayton Drive & Second Left Turn Onto Casson Gardens. The Property Sits On The Left-Hand Side.

Bader Primary School - 9 Minute Walk, 2 Minute Drive  
Harold Wilson Play Area - 8 Minute Walk  
Pavilion Shopping Centre - 5 Minute Drive  
Thornaby Pool - 5 Minute Drive

Distance Times Estimated Using Google Maps.

## Entrance

Composite Entrance Door Leading Into The Kitchen.

## Kitchen

15'9 x 10'4 (4.80m x 3.15m)

Fitted With A Range of Base, Wall & Drawer Units, Work Surface Incorporating A Sink Unit & Mixer Tap, Built-In Oven & Hob With Extractor Above, Space For A Fridge Freezer & Washing Machine, Radiator, Staircase To The First Floor Landing.

## Ground Floor W.C

5'3 x 2'11 (1.60m x 0.89m)

White W.C, Wash Hand Basin, Radiator, uPVC Double Glazed Window.

## Lounge/Diner

13'9 x 9'2 (4.19m x 2.79m)

Feature Full Width Bi-Folding Doors, Understair Storage Cupboard, Radiator.

## First Floor Landing

Doors Leading To The Bedrooms & Bathroom.

## Bedroom One

13'9 x 9'0 (4.19m x 2.74m)

uPVC Double Glazed Window, Radiator, Storage Cupboard.

## Bedroom Two

13'9 x 9'2 (4.19m x 2.79m)

uPVC Double Glazed Window, Radiator.

## Family Bathroom

7'1 x 5'7 (2.16m x 1.70m)

Fitted With a White Suite Comprising; Panelled Bath With Shower Over, Wash Hand Basin, W.C, Radiator.

## Council Tax Band: B

Estimate £1,757.35

## Energy Performance Certificate: B

The Full Energy Efficiency Certificate Is Available On Request.

## Disclaimer

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

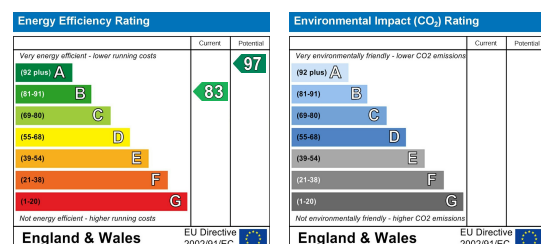
## Area Map



## Floor Plans



## Energy Efficiency Graph



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