



12 Woodford Walk

Thornaby, Stockton-On-Tees, TS17 0LT

Offers in excess of £80,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession! An Ideal Investment Opportunity Or First Purchase, In A Popular Location. Potential To Achieve Approximately £625 Rent PCM.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



Location:

Woodford Walk Can Be Accessed Via Middleton Avenue, Off Bader Avenue, Benefitting No Through Traffic. Popular Position Within Close Proximity To Local Schools & Shops.

- Bader Primary School - 2 Minute Drive / 11 Minute Walk
- Christ The King RC Primary School - 4 Minute Drive / 15 Minute Walk
- Oasis Children's Centre - 8 Minute Walk
- Harold Wilson Play Area - 5 Minute Walk
- The Griffin (Pub & Food) - 5 Minute Walk
- The Pavillion Shopping Centre (Includes Asda Superstore, Aldi, Home Bargains, Boots Pharmacy & Many More)- 5 Minute Drive

Distance Times Are Approximate & Are Provided By Google Maps.

Entrance Porch

uPVC Double Glazed Entrance Door x2, Spacious Cloakroom, Electric Wall Mounted Heater, Access Into Living Room.

Living Room

Generous Space Within A L Shape Layout, Offering Plenty Of Natural Light & Multi-Functioning Area, Space For Dining Table, x2 uPVC Double Glazed Windows To The Side & Rear Aspect, x2 Wall Mounted Electric Heaters, Access Into Kitchen & Inner Hallway.

Kitchen

Fitted With A Range Of Base & Wall Units, Integrated Electric Oven, Electric Hob, Sink Unit With Mixer Tap, Plumbing & Space For Washing Machine, Space For Fridge/Freezer, uPVC Double Glazed Window To Side Aspect, Part Wall & Tiles.

Inner Hallway

Provides Access To Ground Floor W/C, Staircase Leading To First Floor.

Ground Floor W/C

W/C & Hand Wash Basin

First Floor Landing

Provides Access To All Three Good Sized Bedrooms & Family Bathroom.

Bedroom One

uPVC Double Glazed Window.

Bedroom Two

uPVC Double Glazed Window.

Bedroom Three

uPVC Double Glazed Window.

Family Bathroom

Fitted With A Fully Tiled, Wet Room Style Walk-In Shower, White W.C, Wash Hand Basin.

Energy Efficiency Rating: E

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: A

Council Tax Estimate £1,426

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.

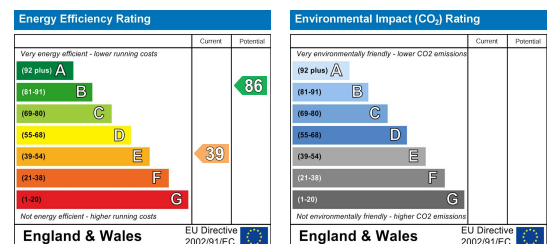
Area Map



Floor Plans



Energy Efficiency Graph



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.