



Lansdowne Road has come to the market with so much to offer. The property is immaculate throughout and would make a perfect first time purchase or a beautiful family home. Comprising of an added entrance porch, hallway, spacious lounge, fitted kitchen with a breakfast bar area, utility and a beautiful conservatory on the ground floor. The upper level offers three excellent size bedrooms, a modern bathroom with the benefit of a walk in shower and a fixed staircase to the loft room. External: The low maintenance rear garden is an excellent size with ample parking to the side of the property. Location: Lansdowne Road is situated in the popular area of Thornaby in a cul-de-sac and is close to shops, schools, local amenities and the A19 is nearby making it easier for commuting. The property is ready to move straight into and has been really well maintained over the years. Please call SMITH & FRIENDS to arrange a viewing on 01642 607555.

**Lansdowne Road, Stockton-On-Tees, TS17 8EU**

**3 Bedroom - House - End Terrace**

**£130,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**





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**ENTRANCE PORCH**

**6' x 9'6" (1.83m x 2.90m)**

Double glazed double front doors, flooring, double glazed windows to rear and side aspects.

**ENTRANCE HALLWAY**

**5'10 x 5'9" (1.78m x 1.75m)**

Stairs to upper level, laminate flooring, radiator, double doors to entrance porch.

**LOUNGE**

**18'6 x 11'7" (5.64m x 3.53m)**

Two double glazed windows to front aspect, laminate flooring, built-in electric wall fire, two radiators.

**CONSERVATORY**

**11'4 x 13' (3.45m x 3.96m)**

Double glazed door, double glazed double doors to rear aspect, double glazed window, flooring.

**KITCHEN**

**12'4 x 11'11" (3.76m x 3.63m)**

Double glazed window to rear aspect, breakfast bar, triple extractor fan, storage cupboard, access to utility area.

**UTILITY**

**5'10 x 5'5" (1.78m x 1.65m)**

Double glazed window to side aspect, double glazed door to rear aspect, radiator, Baxi boiler.

**LANDING**

**5'4 x 6' (1.63m x 1.83m)**

Fixed staircase to loft room, flooring.

**BEDROOM ONE**

**11'2 x 11'7" (3.40m x 3.53m)**

Double glazed window to side aspect, flooring, radiator.

**BEDROOM TWO**

**10'6 x 11'8" (3.20m x 3.56m)**

Double glazed window to rear aspect, laminate flooring, radiator, bulk-head.

**BEDROOM THREE**

**7'1 x 8'3" (2.16m x 2.51m)**

Double glazed window to front aspect, laminate flooring, radiator.

**BATHROOM**

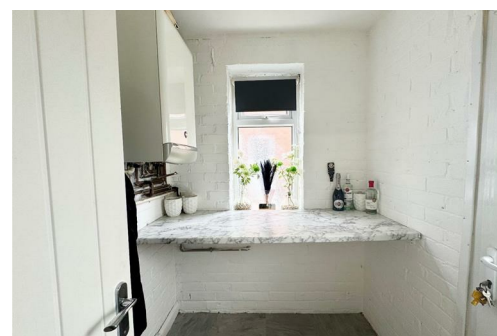
**7'7 x 5'4" (2.31m x 1.63m)**

Walk-in shower, wash hand basin, WC, radiator, tiling, double glazed window to rear aspect.

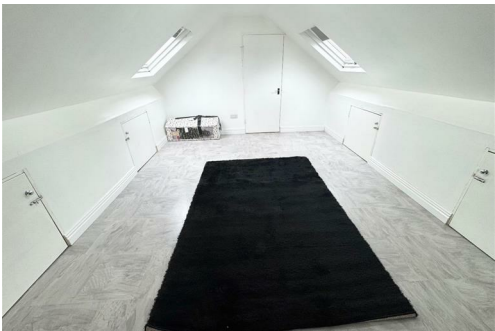
**LOFT ROOM**

**15'6 x 11'3" (4.72m x 3.43m)**

Double glazed skylight window to front aspect, double glazed skylight window to rear aspect, flooring, storage.



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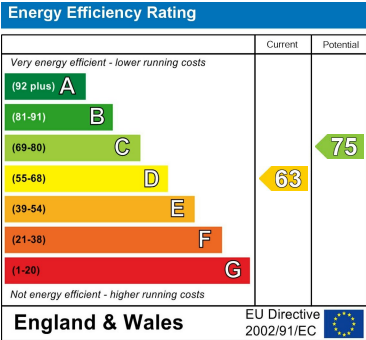




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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