



WOW what a property!!!! This beautiful four bedroom extended semi detached house located in Thornaby has come to the market with Smith & Friends. The property would be an excellent family home offering space and high specification throughout. Carlton Drive comprises of an entrance hallway, a garage conversion, lounge area, open plan kitchen/dining and an additional reception/play room. The upper level has four bedrooms, a shower room and a bathroom ensuite. Internally and externally this house is decorated to a high standard and would be ready to move straight into. The external has an enclosed rear garden with an entertaining area, lawn to borders and to the front a driveway for ample parking. Location: There are shops, local amenities and schools close by.

Carlton Drive, Stockton-On-Tees, TS17 0ET

4 Bedroom - House - Semi-Detached

£230,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Carlton Drive, Stockton-On-Tees, TS17 0ET



ENTRANCE HALLWAY

Integral garage, front door with two double glazed side panels, radiator, coved ceiling and under stairs storage cupboard.

LOUNGE

Double glazed bay window to front aspect, coved ceiling, radiator, fire and surround.

DINING AREA

Double glazed window to side aspect, double doors to the rear, double glazed skyline window, spot lights, coved ceiling, radiator and access to play room.

PLAYROOM

Internal double doors and coved ceiling.

KITCHEN

Double glazed window to rear aspect, open plan with dining area, spot lights, sink and drainer and ample wall and base units.

LANDING

Carpet, loft access and airing cupboard.

BEDROOM 1

Double glazed window to front aspect, carpet, radiator and coved ceiling.

BEDROOM 2

Carpet, double glazed window to rear aspect, coved ceiling, radiator and built-in wardrobes.

BEDROOM 3

Carpet, double glazed window to front aspect, built-in storage cupboard and radiator.

BEDROOM 4

Double glazed window to front aspect, radiator, laminate flooring and loft access.

EN SUITE

Double glazed window to rear aspect, bath, wash hand basin, WC, double head shower, heated towel rail, tiled flooring and part tiled walls.

BATHROOM

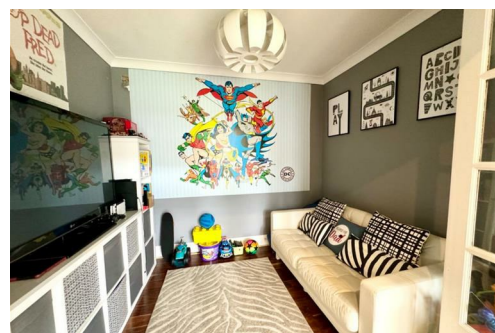
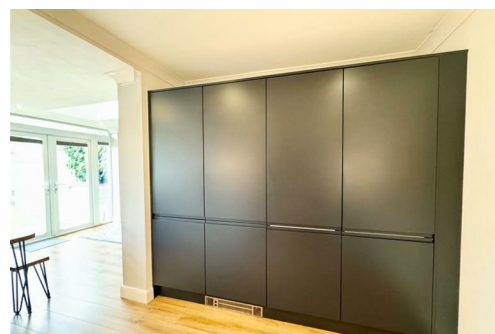
Part tiled with walk-in shower, vanity wash hand basin, WC, spot lights, extractor fan and double glazed window to rear aspect.

CONVERTED GARAGE

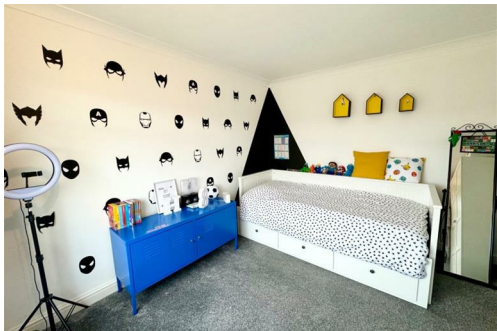
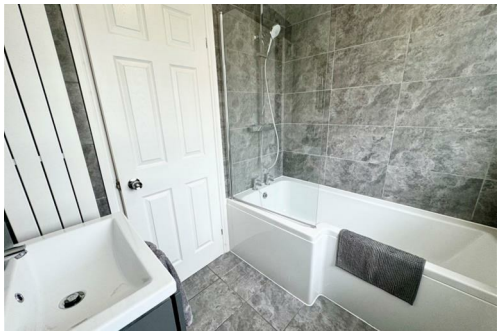
Double glazed window to front aspect, radiator and coved ceiling.

OUTSIDE

There is a double driveway providing ample off street parking in addition to a lawned garden to the front. To the rear there is a garden laid to lawn with patio seating area and storage shed.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC