



Come to the market ready to move straight into this three bedroom semi detached house would be perfect for a first time buyer. The property has so much to offer. Comprising of an entrance hallway, cloakroom, fitted kitchen and spacious lounge to the rear of the property over looking the garden on the ground floor. The upper level offers three bedrooms and a bathroom. External: Generous rear garden with side gate access and driveway for parking. Location: Situated in the heart of Thornaby, Thorntree Road is close to Thornaby Town Centre, schools and bus routes. Please call Smith & Friends to arrange a viewing on 01642 607555.

Thorntree Road, Stockton-On-Tees, TS17 8FZ

3 Bed - House - Semi-Detached

£140,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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ENTRANCE HALLWAY

7'7 x 3'4 (2.31m x 1.02m)

Carpet, radiator, stairs to upper level.

CLOAKROOM

5'6 x 3'10 (1.68m x 1.17m)

Wash hand basin, WC, radiator, extractor fan.

LOUNGE

13'11 x 15'1 (4.24m x 4.60m)

Double glazed double doors to rear, radiator, carpet.

KITCHEN

9'11 x 8'2 (3.02m x 2.49m)

Double glazed window to front aspect, radiator, gas hob, built-in oven, stainless steel sink and drainer.

LANDING

9'3 x 3'5 (2.82m x 1.04m)

Carpet, loft access, storage cupboard.

BEDROOM ONE

13'1 x 8'3 (3.99m x 2.51m)

Double glazed window to rear aspect, radiator, carpet.

BEDROOM TWO

10'9 x 8'3 (3.28m x 2.51m)

Double glazed window to front aspect, radiator, fitted wardrobes.

BEDROOM THREE

8'1 x 6'7 (2.46m x 2.01m)

Double glazed window to rear aspect, radiator, carpet flooring.

BATHROOM

6'2 x 6'9 (1.88m x 2.06m)

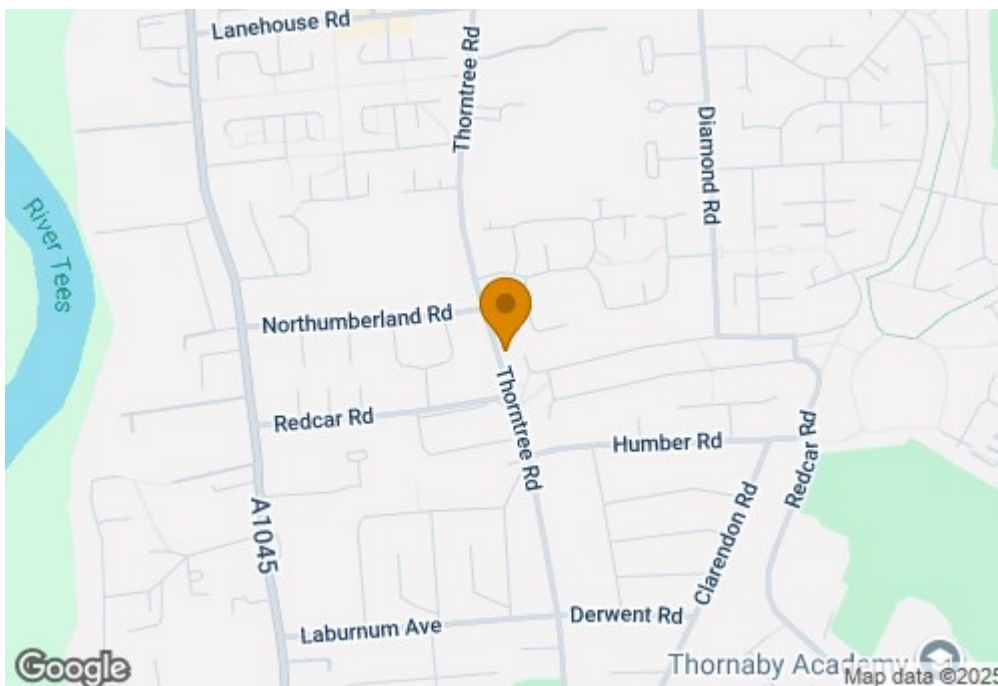
Double glazed window to front aspect, shower point, wash hand basin, WC, storage cupboard, radiator.

EXTERNAL

The front garden is mainly laid to lawn with driveway for parking. Side gate gives access to the rear garden.

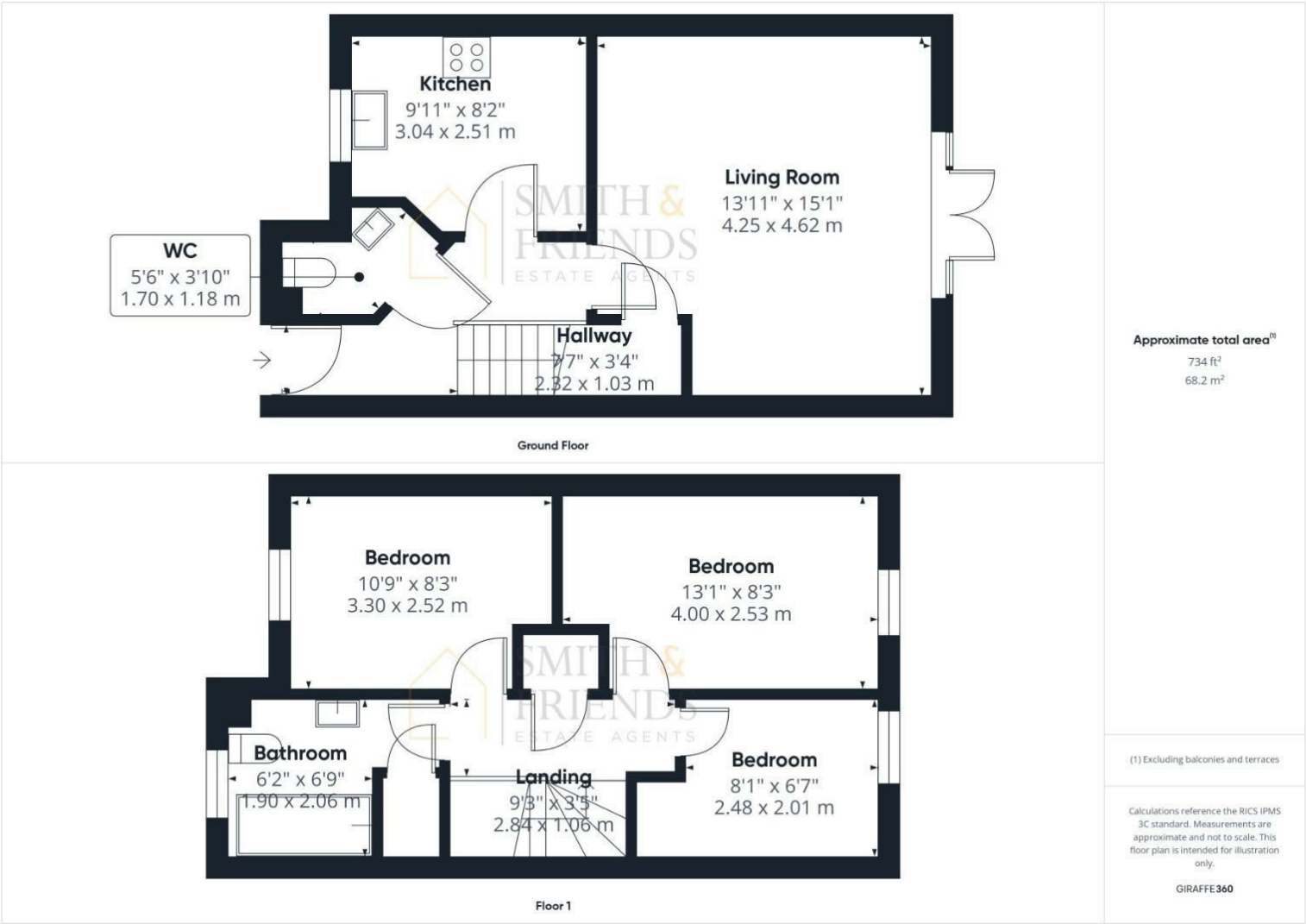


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. Smith & Friends Estate Agents 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		
(81-91) B		
(69-80) C	77	82
(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	

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