



This attractive property presents an excellent opportunity for first-time buyers, ideally positioned within a quiet cul-de-sac in the highly desirable area of Thornaby. Offering a well-balanced layout and versatile living space, the home is perfectly suited to modern family life.

Upon entering, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the property. The lounge provides a comfortable and relaxing space, ideal for everyday living. To the rear of the home lies the true heart of the property – a stylish and functional kitchen, featuring a central breakfast bar that creates a sociable hub for cooking and dining. Patio doors allow plenty of natural light to flood the space and provide direct access to the rear garden, seamlessly blending indoor and outdoor living.

In addition, the property benefits from a further reception room, offering excellent flexibility to suit a variety of needs, whether as a formal dining room, second sitting room, playroom, or home office.

To the first floor, there are three well-proportioned bedrooms, each offering comfortable accommodation. The contemporary bathroom has been thoughtfully designed and includes a modern walk-in shower, providing both style and practicality.

Externally, the rear garden offers a private outdoor space, perfect for relaxing or entertaining. Overall, this is a well-presented and versatile home in a popular location, making it an ideal choice for those looking to take their first step onto the property ladder.

**Willow Close, Stockton-On-Tees, TS17 8NL**

**3 Bedroom - House - Semi-Detached**

**£125,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**



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**ENTRANCE HALLWAY**

Front entrance door, radiator, flooring, stairs to upper level.

**LOUNGE**

Double glazed bay window to front aspect, flooring, coved ceiling, radiator.

**KITCHEN**

Double glazed double doors to rear, double glazed window to rear aspect, flooring, central breakfast bar, partly tiled walls, full length wall radiator.

**DINER**

Open plan with kitchen, flooring, wall light, full length wall radiator, storage cupboard, double glazed doors to front aspect, double glazed windows.

**LANDING**

Double glazed window to side aspect, carpet, loft access.

**BEDROOM ONE**

Double glazed window to front aspect, carpet, radiator, storage cupboard.

**BEDROOM TWO**

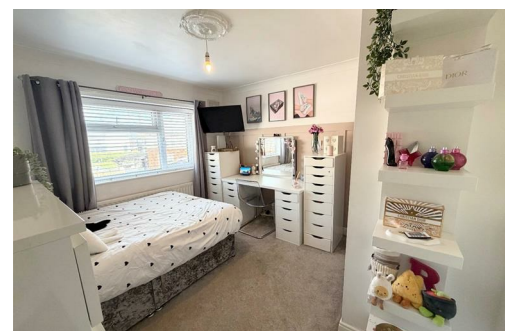
Double glazed window to rear aspect, radiator, coved ceiling.

**BEDROOM THREE**

Double glazed window to front aspect, carpet, radiator.

**BATHROOM**

Fully tiled bathroom, walk-in shower, vanity wash hand basin, WC, tiled flooring, heated towel rail, spot lights.

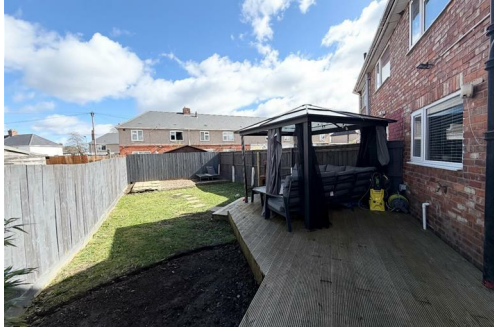


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1022 ft<sup>2</sup>  
95.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	

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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