A well-presented two-bedroom semi-detached property situated on Briar Road in Thornaby. Offering well-proportioned accommodation, the property would make an excellent choice for first-time buyers, couples or those looking for a comfortable home in a convenient residential location.

The accommodation comprises one reception room, a fitted kitchen, two bedrooms and a family bathroom. Externally, the property benefits from off-road parking, providing a practical feature for modern family living.

Located within easy reach of local amenities, schools and transport links, the property offers a convenient base for accessing Thornaby and the surrounding areas.

Briar Road, Stockton-On-Tees, TS17 8NN
2 Bed - House - Semi-Detached
£110,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold

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Briar Road, Stockton-On-Tees, TS17 8NN

HALLWAY
Front entrance door, stairs to first floor, radiator, flooring.

LOUNGE
Double glazed doors to rear aspect, radiator, flooring, coved ceiling, double glazed window to front aspect.

KITCHEN
Double glazed window to rear aspect, tiled flooring, spot lights, gas hob, breakfast bar, storage.

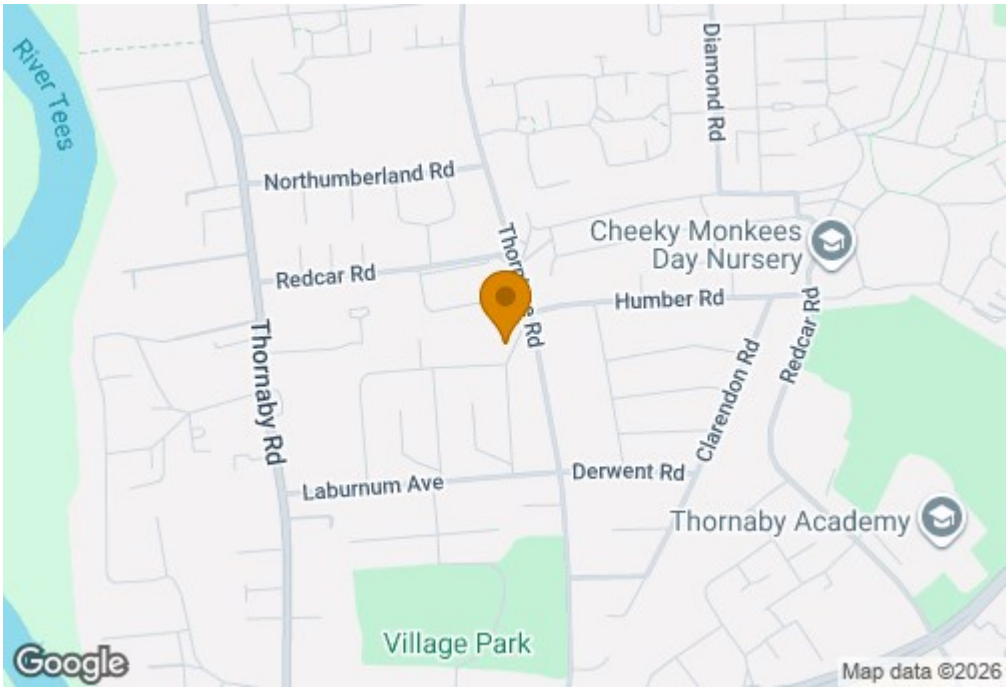
LANDING
Double glazed windows to front and side aspects, carpet, loft access.

BEDROOM ONE
Double glazed window to rear aspect, fitted wardrobes, carpet, radiator.

BEDROOM TWO
Double glazed window to rear aspect, carpet, radiator.

BATHROOM
Bath, shower, wash hand basin, WC, tiled flooring, heated towel rail, spot lights, storage.

Briar Road, Stockton-On-Tees, TS17 8NN



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Briar Road, Stockton-On-Tees, TS17 8NN

Ground Floor

Floor 1

Approximate total area(1)
695 ft²
64.6 m²

(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.

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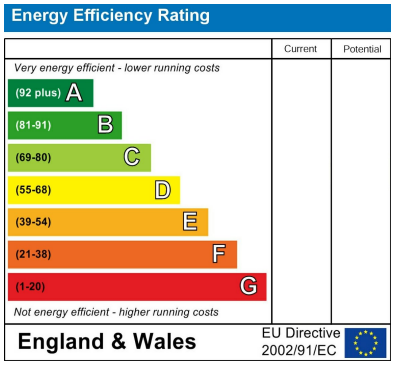

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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