



This well-presented one-bedroom ground floor apartment is ideally situated just off Westbury Street, conveniently located close to local amenities and excellent commuter routes.

An ideal purchase for first-time buyers or investors alike, the accommodation briefly comprises: entrance hall, spacious lounge, dining kitchen, double bedroom with fitted wardrobes, and a modern family bathroom. The property further benefits from uPVC double glazing and gas central heating throughout.

Externally, there is on-street parking and an enclosed rear garden.

Charles Street, Thornaby, Stockton-On-Tees, TS17 6HX

1 Bed - Flat

£50,000

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold



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HALLWAY
uPVC front door, flooring, radiator.

LOUNGE
13'5 x 11'7 (4.09m x 3.53m)
Double glazed window to front aspect, radiator, carpet.

KITCHEN/DINER
11'4 x 9'9 (3.45m x 2.97m)
Double glazed window to rear aspect, radiator, flooring.

BEDROOM
9'9 x 8'8 (2.97m x 2.64m)
Double glazed window to rear aspect, fitted wardrobes, radiator.

BATHROOM
Double glazed window to side aspect, bath, shower, wash hand basin, WC.

EXTERNALLY
Enclosed and gated rear garden which is paved and gravelled giving an easy maintenance



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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, conveyancing and removal 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		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	72
EU Directive 2002/91/EC		

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