

Originally built and designed as a three bedroom semi detached property. Located within this popular area of Thornaby close to local amenities and well regarded schools. The property has been remodelled and extended to a large two bedroom semi detached that can be easily transformed back to its original design of three first floor bedrooms if required. In our opinion this property would make an ideal first purchase or perfect for someone downsizing but still wanting a spacious and versatile layout. The layout comprises of: Entrance hall, ground floor WC, front aspect breakfast kitchen with wooden shaker style wall, base and drawer units, black granite worktops, electric oven, hob, integrated fridge and freezer, dishwasher and washing machine. Rear aspect lounge/dining area with gas coal effect gas fire and French doors opening to the rear garden. To the first floor there are two double bedrooms. and shower/wet room with walk-in shower, Externally the rear garden is southwest facing and affords a good degree of privacy. The garden is mainly laid to lawn with a paved patio area. The front garden has been landscaped for easy maintenance. The block paved driveway provides off street parking with gated access to the side. The property is warmed by gas central heating via a combi boiler in the loft space and is UPVC double glazed throughout.

Rhose Gate, Stockton-On-Tees, TS17 9DP

2 Bed - House - Semi-Detached

£155,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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Ground Floor

Entrance Hallway

uPVC DG glass panelled door, radiator and return staircase to first floor landing

Downstairs Toilet

Low level WC. Wash hand basin with vanity storage, co ordinated tiled walls and uPVC DG window to front.

Kitchen

Fitted with a range of wall, base and drawer units with granite worksurfaces and breakfast bar. inset ink and drainer with mixer tap, Four ring halogen hob with illuminating extractor and fan assisted oven. Other integrated appliances include washing machine, dishwasher and fridge freezer. uPVC DG window to front and uPVC DG glass panelled door to side.

Lounge / Dining Room

uPVC DG French Doors opening onto the rear garden, uPVC DG window to rear. living flame coal effect gas fire with modern surround and two radiators.



First Floor

Landing

Loft access

Bedroom 1 (Rear)

Two uPVC DG windows to rear, built in wardrobes and two radiators.

Bedroom 2 (Front)

uPVC DG window to front and radiator.



Family Bathroom

White and chrome suite with double width walk in shower, pedestal wash basin and low level WC. Co ordinated tiled walls and flooring, radiator and uPVC DG window.

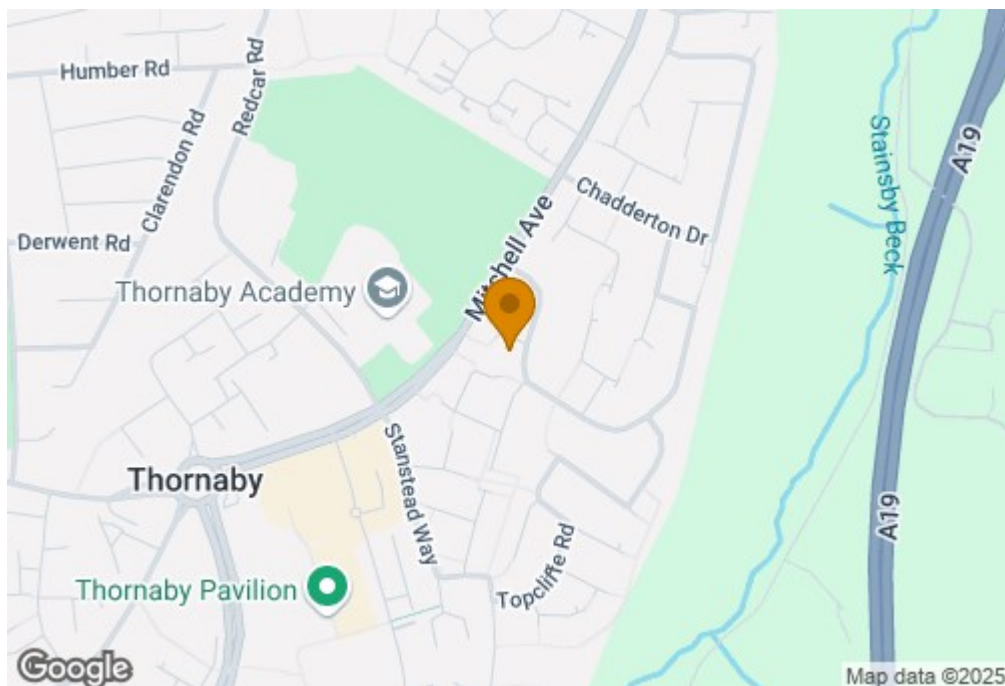


Externally

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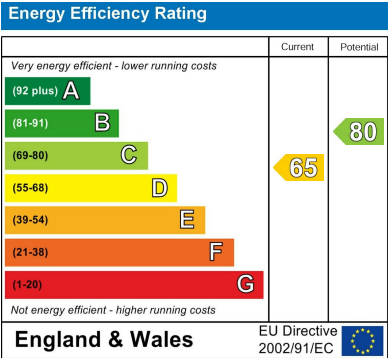
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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



21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

