



This large and extended four double bedroom semi-detached home is positioned within a quiet cul d sac in the popular Bassleton court area of Thornaby. Close to local amenities and well regarded schools early viewing is strongly recommended. The extended and versatile layout will certainly appeal to a family living and comprises of: Entrance Hall, 25ft lounge with separate dining room, Inner hallway breakfast kitchen with a comprehensive range of wall, base and drawer units, utility and downstairs toilet. To the first floor there are four double bedrooms and four piece family bathroom. Externally the good sized rear garden affords a good degree of privacy and is mainly laid to lawn with a sunny patio area. the front garden is laid to lawn with a block paved driveway leading to the integral single garage. The property also benefits from uPVC DG throughout and GCH.

Barton Close, Thornaby, Thornaby, TS17 0HH

4 Bed - House

Chain Free £215,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



Barton Close, Thornaby, TS17 0HH

GROUND FLOOR

Entrance Hallway

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

Lounge

25'6 x 12' (7.77m x 3.66m)

uPVC DG window to front, coal effect electric fire with surround two radiators and access to dining room.

Dining Room

9'3 x 9'1 (2.82m x 2.77m)

uPVC DG window to rear and radiator.

Inner Hallway

access to utility and breakfast kitchen.

Utility

8'6 x 7'7 (2.59m x 2.31m)

Wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, access to single garage.

Downstairs Toilet

White and chrome suite with low level WC and wash hand basin

Breakfast Kitchen

Fitted with a range of wall, base drawer units with matching worktops, inset sink and drainer with mixer tap, "Rangemaster style" gas cooker, plumbing for washing machine and space for fridge and freezer. uPVC DG window to rear, uPVC DG glass panelled door opening onto the rear garden.

FIRST FLOOR

Landing

Bedroom (front)

14'1 x 12'5 (4.29m x 3.78m)

uPVC DG window to front and radiator.

Bedroom (rear)

11'1 x 11 (3.38m x 3.35m)

uPVC DG window to rear and radiator.

Bedroom (front)

14'4 x 9'4 (4.37m x 2.84m)

Two uPVC DG windows to front, fitted wardrobe's and radiator.

Bedroom (rear)

14'1 x 8' (4.29m x 2.44m)

uPVC DG window to rear and radiator.



7 Barton Close

Approximate Gross Internal Area
1485 sq ft - 138 sq m
(Excluding Garage)



GROUND FLOOR

FIRST 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
Vary 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		EU Directive 2002/91/EC	

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