



Welcome to the market this spacious and well-presented family home, ideally situated in the highly sought-after area of Thornaby. Offered with no forward chain and vacant possession, this property provides a smooth and straightforward purchase opportunity.

An excellent choice for families, first-time buyers, or anyone looking to add their own personal touch, the home offers generous living space throughout. Upon entering, you are welcomed by a bright entrance hallway leading to a large open-plan lounge and dining area, perfect for relaxing or entertaining. The property also benefits from an extended kitchen, providing ample storage, worktop space, and potential for further modernisation.

To the first floor, you will find three well-proportioned bedrooms, with the master bedroom featuring fitted wardrobes. The family bathroom is equipped with a walk-in shower, offering convenience and accessibility.

Externally, the property boasts a substantial and mature rear garden, mainly laid to lawn, with a pleasant seating area and convenient side access. This outdoor space offers excellent potential for landscaping, play areas, or outdoor gatherings. To the front, there is an easy-to-maintain garden, a garage with power and lighting, and a private driveway providing off-street parking.

This fantastic home is brimming with potential and ready for its next chapter. Early viewing is highly recommended.

**Charrington Avenue, Stockton-On-Tees, TS17 0LJ**

**3 Bed - House - Semi-Detached**

**£185,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



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ESTATE AGENTS

# Charrington Avenue, Stockton-On-Tees, TS17 0LJ



## Entrance Hallway

Front entrance door, 1 x radiator, stairs to upper and understairs cupboard.

## Lounge/Diner

Front double glazed window, rear double glazed patio doors, carpet flooring, 2 x radiators, fire and surround.

## Kitchen

rear double glazed windows, side access door, flooring and 1 x radiator.

## Landing

carpet flooring, storage cupboard and 1 x side double glazed window.

## Bedroom

1 x front double glazed window, fitted robes, wall lights, carpet flooring and 1 x radiator.

## Bedroom

1 x rear double glazed window, 1 x radiator and carpet flooring.

## Bedroom

1 x front double glazed window, carpet flooring, 1 x radiator and low level bulk head.

## Bathroom

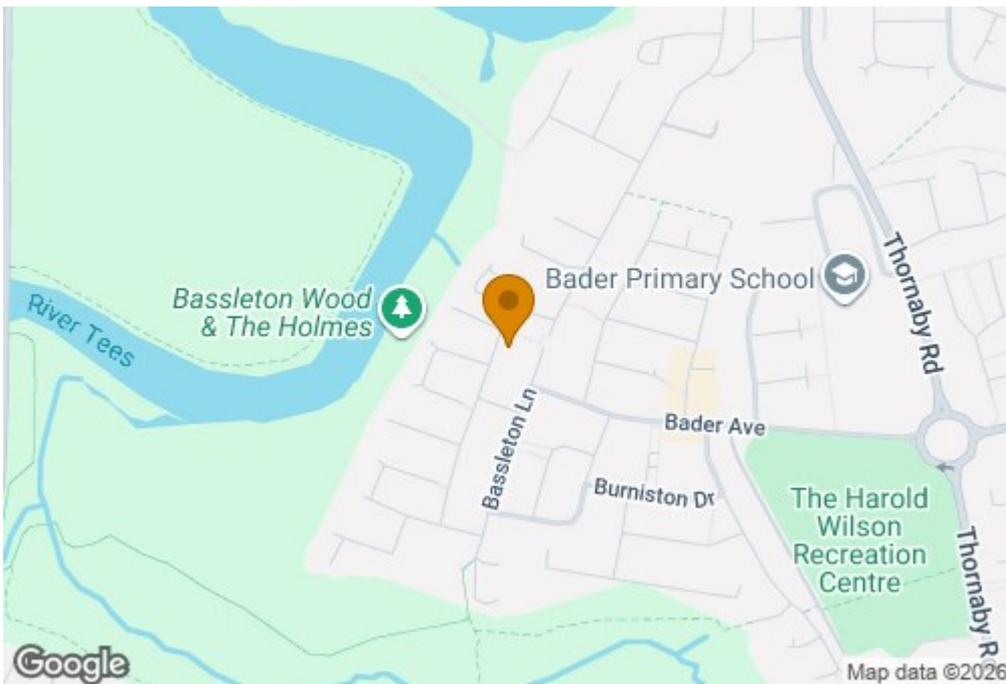
1 x rear double glazed window, shower cubicle, wash hand basin, w/c flooring and 1 x radiator.

## External

Generous rear garden laid to lawn and patio seating area. Drive and garage to the front of the property.



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# Charrington Avenue, Stockton-On-Tees, TS17 0LJ



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
945 ft<sup>2</sup>  
87.8 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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