



This superb property has recently come to market and offers the significant advantage of having no onward chain, making it an ideal and straightforward purchase. Set on an impressive and generously sized plot, the home presents an excellent opportunity for a wide range of buyers. The ground floor comprises a welcoming entrance hallway that leads into a bright and spacious open-plan lounge and dining area, perfect for both relaxing and entertaining. To the rear, there is a well-proportioned kitchen offering ample space for cooking and storage, with pleasant views over the garden. Upstairs, the property features two generously sized double bedrooms, both offering comfortable accommodation and plenty of natural light, along with a well-appointed family bathroom. Externally, the property truly stands out. The substantial plot includes gated access, a private driveway providing off-road parking, and a large rear garden ideal for outdoor enjoyment. With the appropriate permissions already in place, there is exciting potential to extend or further develop the property, making it a fantastic opportunity to create a larger family home or add value. Overall, this is a rare chance to acquire a property with both immediate appeal and future potential, all in a desirable and versatile setting.

**Millbank Lane, Thornaby, Stockton-On-Tees, TS17 8JT**  
**2 Bed - House - End Terrace**  
**£135,000**  
**EPC Rating:**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Millbank Lane, Stockton-On-Tees, TS17 8JT

## Entrance Hall

Stairs to upper, carpet flooring, radiator and entrance door.

## Lounge/Diner

1 x front bay double glazed window, 1 x side double glazed window, carpet flooring, 2 x radiator, fire/surround and access to the kitchen.

## Kitchen

1 x rear double glazed window, radiator, storage cupboard and side access to the rear.

## Landing

carpet flooring and loft access.

## Bedroom

1 x front double glazed bay window, storage cupboard, fitted robes, 1 x radiator and carpet flooring.

## Bedroom

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

## Bathroom

## External

Outhouse, driveway and gated entrance. Front and rear gardens.



Energy Efficiency Rating		Current	Potential
Very 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	

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.

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