

This lovely three bedroom semi detached family home is located on the popular Bassleton Court estate in Thornaby. You are close by well regarded schooling and in close proximity of all major commuting links. Having been remodelled and upgraded by the current owners viewing is essential to fully appreciate. Internally the property layout comprises of an entrance hall, downstairs toilet, lounge / dining area and stunning refitted breakfast kitchen, To the first floor there are three bedrooms and a stunning family bathroom. Benefiting from GCH and UPVC double glazed throughout. Externally - Positioned on a favourable corner plot that affords a good degree of privacy, the enclosed rear garden is mainly laid to lawn with a sunny wooden decking area. The front garden is laid to lawn with a double block paved drive leading to the garage (has been built on double foundations giving the option to build above with the appropriate planning permission and fully insulated in preparation for a habitable room.) the garage has an electric roller shutter door power , lighting and plumbing for washing machine and dryer.

Bader Avenue, Stockton-On-Tees, TS17

0EX

3 Bed - House - Semi-Detached

£195,000

EPC Rating: C

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Bader Avenue, Stockton-On-Tees, TS17 0EX



GROUND FLOOR

Entrance Hall

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

Downstairs Cloakroom WC

White and chrome suite with Low Level WC, wash hand basin with vanity storage, uPVC DG window and radiator.

Lounge / Dining Room

23'7 x 7'11 (7.19m x 2.41m)

uPVC DG Bow window to front, uPVC DG "Bi Fold" doors opening onto the rear garden. Multi fuel burner with slate hearth and oak mantle piece , Two radiators



Breakfast Kitchen

18'7 x 8'5 (5.66m x 2.57m)

Fitted with a range of cream " shaker" style wall, base and drawer units with wood block effect worktops and breakfast bar. Inset sink and drainer with mixer tap, Four ring induction hob with illuminating extractor and fan assisted oven, integrated dishwasher, fridge and freezer. Two uPVC DG window to rear, Two Velux windows , radiator and access garage.



FIRST FLOOR

uPVC DG window to side, loft access.

Bedroom 1

12'2 x 10'11 (3.71m x 3.33m)

uPVC DG window to front, and radiator

Bedroom 2

11'1 x 10'9 (3.38m x 3.28m)

uPVC DG window to rear, and radiator



Bedroom 3

9'1 x 7'7 (2.77m x 2.31m)

uPVC DG window to front, built in storage and radiator

Family Bathroom

Modern white and chrome suite with panelled bath, thermostatic shower and glass shower screen. Pedestal wash hand basin, and low level WC. uPVC DG window to rear, heated chrome towel rail and co ordinated tiled walls and flooring.



Externally

Positioned on a favourable corner plot that affords a good degree of privacy, the enclosed rear garden is mainly laid to lawn with a sunny wooden decking area. The front garden is laid to lawn with a double block paved drive leading to the garage (has been built on double foundations giving the option to build above with the appropriate planning permission and fully insulated in preparation for a habitable room.) the garage has an electric roller shutter door power , lighting and plumbing for washing machine and dryer.



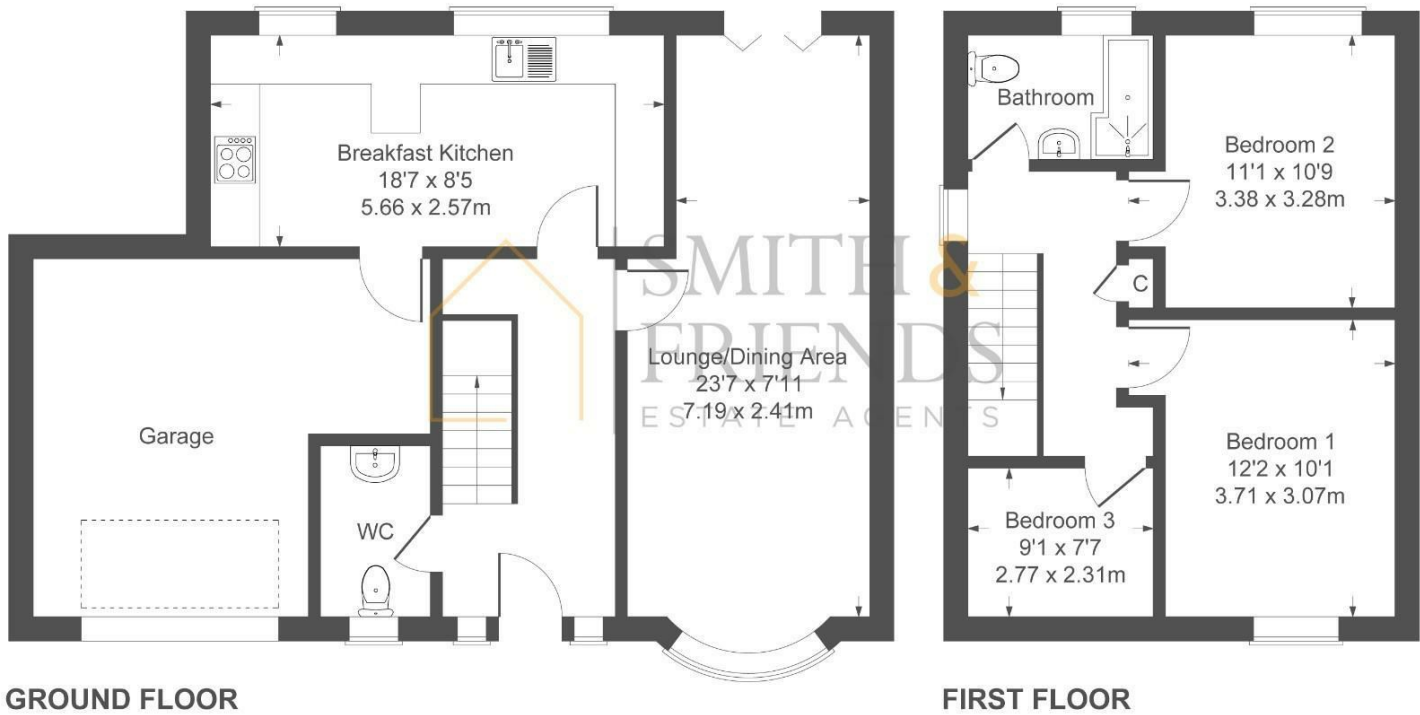
Bader Avenue, Stockton-On-Tees, TS17 0EX



Bader Avenue, Stockton-On-Tees, TS17 0EX

Bader Ave

Approximate Gross Internal Area
958 sq ft - 89 sq m
(Excluding Garage)



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 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) A		87
(81-91) B	75	
(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

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

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

