



We are pleased to offer for sale a spacious two bedroom semi detached bungalow located on the sought after Bassleton Court development in Thornaby.

In need of full modernisation and improvement but offering excellent potential. Originally three bedroomed a particular feature is the 29' open lounge/ dining room with patio doors to the rear garden. The loft space is large and offers potential for conversion subject to planning.

Bassleton Lane is located off Bader Avenue within walking distance of local shops, schools for all age groups, regular bus services and attractive walks along the River Tees. It is only a short drive to Thornaby Town Centre and the nearby A19 trunk road provides easy access to the surrounding areas.

With the benefit of gas central heating and double glazing the accommodation briefly comprises: Entrance Hall, Inner Hall, 29'0 Lounge/ Dining Room with Adam style fireplace, fitted Kitchen with built in oven and hob, two Bedrooms - one with fitted wardrobes and Wetroom/ wc with electric shower.

Externally there is a enclosed front garden, long driveway for several vehicles, detached brick garage and enclosed rear garden with paved patio area.

Offered for sale with the benefit of no onward chain.

Bassleton Lane, Stockton-On-Tees, TS17

0LA

2 Bed - Bungalow - Semi Detached

£165,000

EPC Rating: D

Council Tax Band: C



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Entrance Hall

5'8 x 4'2 (1.73m x 1.27m)

Inner Hall

14'6 x 3'0 (4.42m x 0.91m)

Lounge/ Dining Room

29'6 x 11'0 (8.99m x 3.35m)

Kitchen

9'8 x 9'2 (2.95m x 2.79m)

Bedroom 1

12'10 x 8'10 (3.91m x 2.69m)

Bedroom 2

8'6 x 7'8 (2.59m x 2.34m)

Wet Room/ wc

9'8 x 5'0 maximum (2.95m x 1.52m maximum)

OUTSIDE

Garage

17'0 x 9'4 (5.18m x 2.84m)



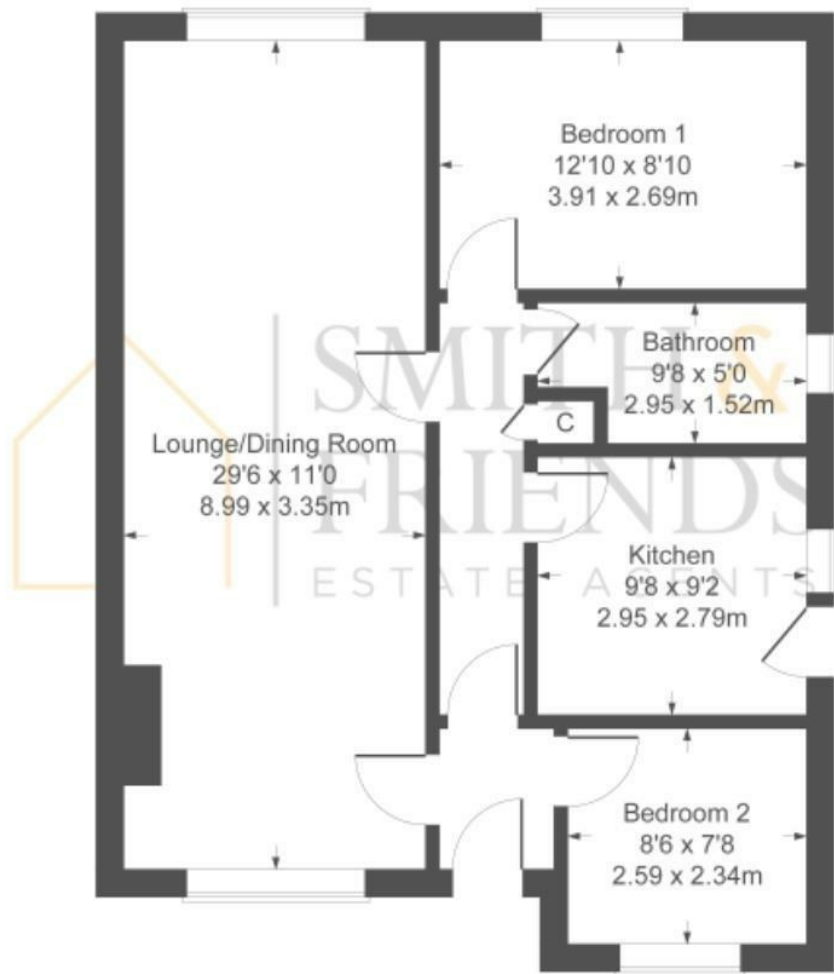
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Bassleton Lane
Approximate Gross Internal Area
741 sq ft - 69 sq m



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 | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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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