



2 Rainton Drive - We are acting in the sale of the above property and have received an offer of £195,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Smith & Friends Estate Agents are delighted to welcome to the market this extended four-bedroom property, offering excellent potential throughout. Situated on a generous corner plot, the home features a welcoming entrance hallway, a spacious open-plan lounge and dining area, a thoughtfully extended kitchen, and an additional versatile ground floor room—ideal as a home office, extra storage, or utility. Upstairs, the property boasts four well-proportioned bedrooms and a family bathroom. Externally, there are gardens to the front, side, and rear, providing ample outdoor space. Perfectly located close to Thornaby Centre, well-regarded schools, local amenities, and with easy access to the A19 for commuters, this property is offered with no forward chain and vacant possession, making it an ideal opportunity for a range of buyers.

**Rainton Drive, Thornaby, Stockton-On-Tees, TS17 0EP**

**4 Bed - House - Semi-Detached**

**£200,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



# Rainton Drive, Stockton-On-Tees, TS17 0EP

## Entrance Hallway

16'00 x 6'01 (4.88m x 1.85m)  
1 x front entrance door, stairs to upper, 1 x radiator and understairs cupboard.

## Lounge/Diner

25'06 x 11'05 (7.77m x 3.48m)  
1 x front double glazed window, 1x rear double glazed window, carpet flooring, fire surround and 2 x radiators.

## Kitchen

18'03 x 8'05 (5.56m x 2.57m)  
1 x rear double glazed window, 1 x side double glazed window, 1 x rear uvpc door, fully tiled and 1 x radiator.

## Landing

8'02 x 5'11 (2.49m x 1.80m)  
Carpet flooring, airing cupboard and loft access.

## Bedroom

16'00 x 8'06 (4.88m x 2.59m)  
2 x front double glazed windows, 1 x radiator and carpet flooring.

## Bedroom

10'02 x 13'07 (3.10m x 4.14m)  
1 x front double glazed window, carpet flooring and 1 x radiator.

## Bedroom

12'02 x 13'07 (3.71m x 4.14m)  
1 x rear double glazed window, carpet flooring and 1 x radiator.

## Bedroom

14'02 x 8'05 (4.32m x 2.57m)  
1 x rear double glazed window, carpet flooring and 1 x radiator.

## Bathroom

7'09 x 5'06 (2.36m x 1.68m)  
1 x rear double glazed window, bath, w/c, wash hand basin and 1 x radiator.

## External

Garage, gardens front and back.



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Total Area: 75.6 m<sup>2</sup> ... 816 ft<sup>2</sup>  
All measurements are approximate and for display 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
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		59	72
EU Directive 2002/91/EC			

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