



Raisdale Close, Thornaby, TS17 9BY
2 Bed - Bungalow - Semi Detached
£120,000

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Raisdale Close, Thornaby, TS17 9BY

*** NO CHAIN SALE ***

*** BRAND NEW KITCHEN INSTALLED, PRIOR TO MARKETING ***

On the market, this two bedroom semi-detached bungalow, positioned on a large corner plot, within a quiet cul de sac, located close to Thornaby Town Centre, Stockton On Tees. With good public transport links, and many local amenities a short walk away.

The property briefly comprises of; entrance hall, good sized living room, brand new installed fitted kitchen to the rear, with a walk-in shower bathroom, and two double bedrooms.

Externally, the property has a wrap around garden, on a corner plot, with predominately lawn, and outbuilding, greenhouse and patio area.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

*** Photos are for Illustration Purposes showing furniture and improving the lawns. Contact Smith & Friends Ingleby Barwick for further information. Viewings in advised. ***

Entrance Hall

3'5" x 11'8" (1.05m x 3.58m)

Living Room

14'1" x 11'10" (4.30m x 3.62m)

Kitchen

10'9" x 8'5" (3.30m x 2.59m)

Bedroom 1

10'3" x 12'9" (3.13m x 3.89m)

Bedroom 2

10'3" x 8'5" (3.13m x 2.57m)

Family Bathroom

6'7" x 8'6" (2.01m x 2.60m)





Approximate total area¹⁾
583 ft²
54.2 m²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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