



Smith & Friends are pleased to offer for sale a superb three bedroom semi detached house located on the sought after Bassleton Court development in Thornaby. The property offers family sized accommodation which has been refurbished to the very highest of standards and must be viewed internally to be appreciated fully.

The property is presented in immaculate decorative order throughout with the benefit of gas central heating, replaced double glazed windows and doors, a recent new roof, luxury refitted kitchen and a luxury refitted shower room.

Axton Close is a superb cul de sac location located off Barkston Avenue on the edge of Bassleton Woods 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.

The well appointed accommodation briefly comprises: Entrance Hall with replaced feature staircase and laminate flooring, spacious 25' Lounge/ Dining Room with feature fireplace, laminate flooring and french doors to the rear garden, 16' refitted Kitchen/ Breakfast Room with built in oven and hob, fitted breakfast bar, Silestone worktops and tiled flooring Landing, three Bedrooms - two with an excellent range of quality fitted wardrobes and fully refitted Shower Room/ wc with white suite, electric shower and tiled flooring.

**Axton Close, Thornaby, Stockton-On-Tees, TS17 0LF**  
**3 Bed - House - Semi-Detached**  
**£200,000**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



# Axton Close, Stockton-On-Tees, TS17 0LF

## GROUND FLOOR

Entrance Hall

Lounge/ Dining Room

24'10 x 12'2 narrowing to 10'2 (7.57m x 3.71m narrowing to 3.10m)

Kitchen/ Breakfast Room

16'4 x 9'0 (4.98m x 2.74m)

## FIRST FLOOR

Landing

Bedroom 1

14'0 x 11'0 (4.27m x 3.35m)

Bedroom 2

11'4 x 10'4 including wardrobes (3.45m x 3.15m including wardrobes)

Bedroom 3

8'10 x 7'4 including stairhead (2.69m x 2.24m including stairhead)

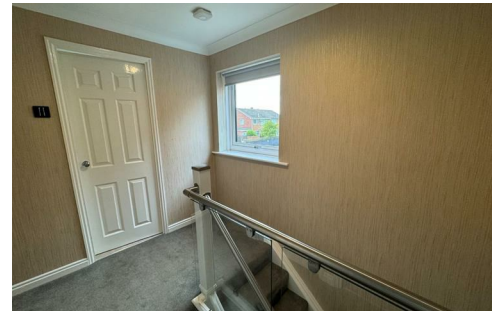
Shower Room/ wc

7'10 x 5'4 (2.39m x 1.63m)

## OUTSIDE

Garage

16'6 x 8'2 (5.03m x 2.49m)



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		63	75
		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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