

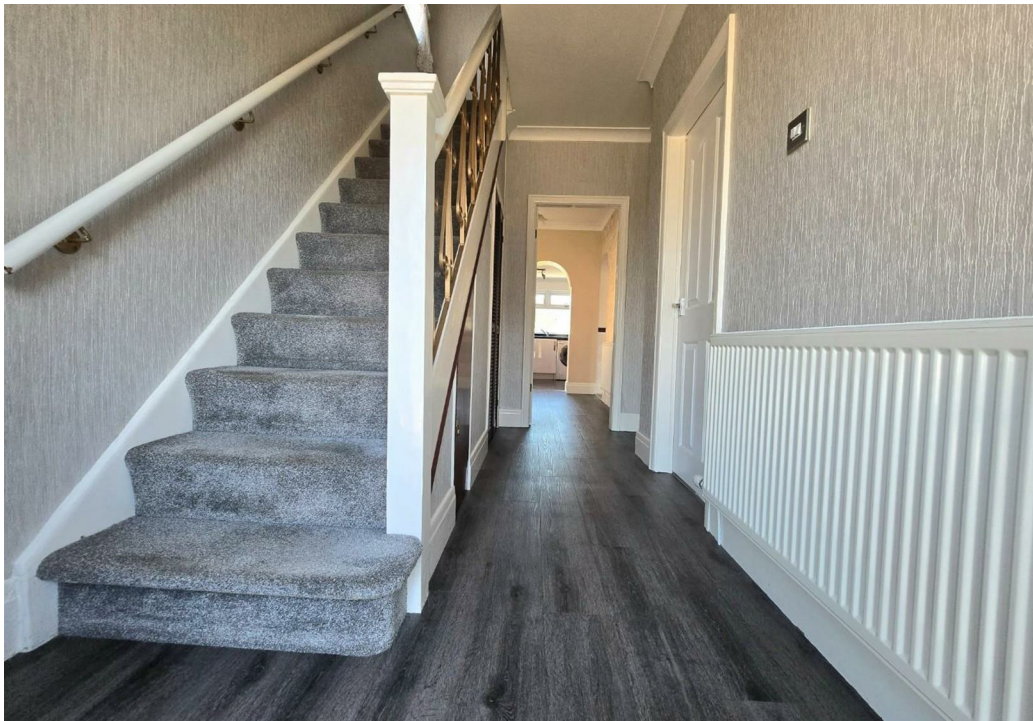


Clarendon Road, Thornaby, TS17 8JJ
3 Bed - House - Semi-Detached
£145,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Clarendon Road, Thornaby, TS17 8JJ

*** NO CHAIN ***

*** IDEAL FOR FIRST TIME BUYER ***

SMITH & FRIENDS are pleased to bring to the market this charming 1950s three-bedroom semi-detached home, located in the popular area of Thornaby, Stockton-on-Tees, offering a blend of period character. The Property is situated close to local amenities, and schools, with outstanding ratings, whilst also being on great transportation links.

The property's ground floor briefly consists of, Entrance Hallway with understairs storage cupboard, leading into a Spacious Lounge spanning the full length of the property, with patio doors leading to the rear garden. From the lounge, the property has a separate dining room leading into the kitchen.

The first floor provides a landing, leading to two double bedrooms and one single bedroom with a three piece family bathroom located on the landing.

Externally, the front of the property has a single integral garage, with a block paved driveway and double iron gates providing extra privacy. The rear of the property has huge potential for any new buyers with its vast range of different levels and external access to a lovely green.

GROUND FLOOR

Entrance Hallway

12'3" x 6'3" (3.75m x 1.91m)

Lounge

25'0" x 11'3" (7.64m x 3.43m)

Dining Room

8'9" x 6'10" (2.67m x 2.10)

Kitchen

8'8" x 9'2" (2.65m x 2.80m)

Garage

15'10" x 8'5" (4.85m x 2.58m)

FIRST FLOOR

Landing

8'4" x 3'2" (2.55m x 0.97m)

Bedroom 1

14'0" x 10'11" (4.27m x 3.35m)

Bedroom 2

11'10" x 10'2" (3.62m x 3.10m)

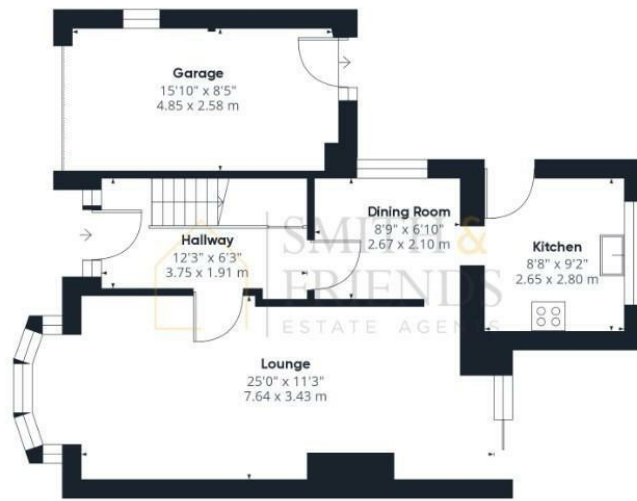
Bedroom 3

6'7" x 6'9" (2.02m x 2.08m)

Bathroom

7'3" x 6'3" (2.21m x 1.92m)





Ground Floor



Floor 1

Approximate total area[®]

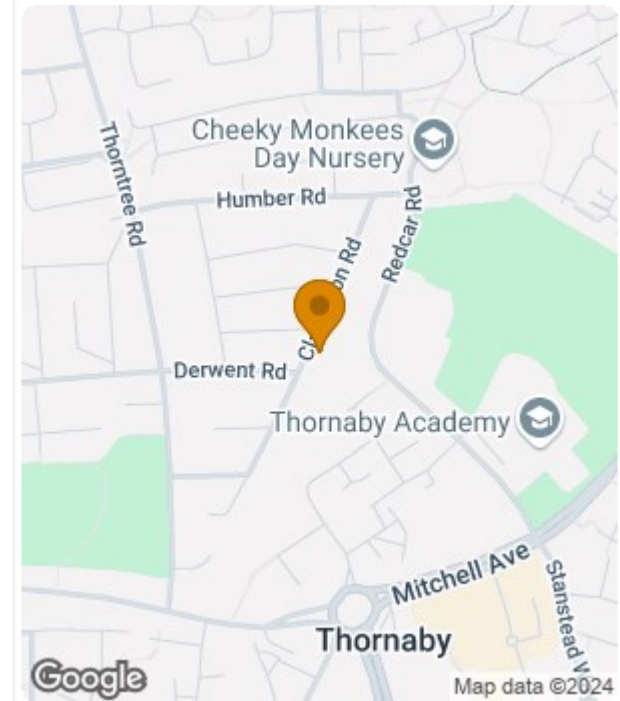
1037.96 ft²
96.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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