



This would be an excellent starter home for a first time buyer having two bedrooms and located in a cul-de-sac. The property comprises of an entrance hallway, cloakroom, open plan kitchen/lounge on the ground floor. The upper level offers two bedrooms and a shower room. Ample parking to the front of the property and comes to the market with no forward chain and vacant possession.

Located in Thornaby the house is close to shops, schools and local amenities.

**Weddell Court, Thornaby, Stockton-On-Tees, TS17 8GX**

**2 Bed - House**

**£85,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**





# Weddell Court, Stockton-On-Tees, TS17 8GX

## ENTRANCE HALLWAY

5'4 x 3'4 (1.63m x 1.02m)

Entrance door and 1 x radiator.

## CLOAKROOM

5'4 x 2'9 (1.63m x 0.84m)

W/c, wash hand basin, 1 x radiator and extractor fan.

## KITCHEN

16'5 x 16'5 (5.00m x 5.00m)

Open plan with lounge, wall/base units, sink/drainer, integrated washing machine and spot lights.

## LOUNGE

Stairs to upper level, 1 x front double glazed window and 1 x side double glazed window. Carpet flooring.

## LANDING

8'9 x 2'10 (2.67m x 0.86m)

2 x storage cupboards and carpet flooring.

## BATHROOM

6'9 x 4'6 (2.06m x 1.37m)

Shower cubicle, wash hand basin, w/c, spot lights and 1 x radiator.

## BEDROOM

12'11 x 8'6 (3.94m x 2.59m)

1x front double glazed window, built in robes, storage cupboard and carpet flooring.

## BEDROOM

7'4 x 7'7 (2.24m x 2.31m)

1 x front double glazed window, carpet flooring and radiator.

## EXTERNAL

Ample Parking

Side garden low maintenance



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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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