



This FANTASTIC property has come to the market with no onward chain. Located in the much sought after area of Thornaby accessed via The Green area of Bassleton Lane and within easy reach of Bassleton Woods. UPVC double glazed throughout and recently installed central heating system with a combi boiler. This property sits close to local schools, shops and amenities. The property comprises of an entrance hallway with storage, an open plan lounge/diner and a spacious kitchen leading out to the beautiful rear garden on the ground floor. The upper level offers three good size bedrooms and an extended modern bathroom. External: Ample parking with an excellent size driveway, garage and a beautiful not over looked rear enclosed garden. Chesterton Avenue is a perfect home located in a lovely area, and has been well maintained over the years. Please call Smith & Friends to arrange a viewing as you won't be disappointed on 01642 607555.

**Chesterton Avenue, Stockton-On-Tees, TS17 0BH**

**3 Bed - House - Semi-Detached**

**£200,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Chesterton Avenue, Stockton-On-Tees, TS17 0BH



## ENTRANCE HALLWAY

**5'9 x 15'1 (1.75m x 4.60m)**

UPVC double glazed front door, storage cupboard, under stairs cupboard, radiator, carpet and coved ceiling.

## LOUNGE

**12'6 x 24'8 (3.81m x 7.52m)**

Open plan lounge and diner, double glazed window to front aspect, fire with surround, carpet, radiator and coved ceiling.

## DINER

Open plan with lounge, double glazed window to rear aspect, carpet flooring, coved ceiling.

## KITCHEN

**8'10 x 15'11 (2.69m x 4.85m)**

Two double glazed windows to rear aspect, double glazed door to rear aspect, double glazed window to side aspect, part tiling, tiled flooring, wall and base units.

## LANDING

**5'10 x 9'7 (1.78m x 2.92m)**

Double glazed window to side aspect, carpet flooring, loft access and storage cupboard housing the recently installed combi boiler.

## BEDROOM

**10'4 x 12' (3.15m x 3.66m)**

Double glazed window to front aspect, carpet flooring, radiator and built-in wardrobes/cupboard.

## BEDROOM

**9' x 10'1 (2.74m x 3.07m)**

Double glazed window to rear aspect, carpet flooring, radiator and built-in wardrobes/storage.

## BEDROOM

**8'2 x 9' (2.49m x 2.74m)**

Double glazed window to front aspect, radiator, carpet flooring. coved ceiling and storage cupboard.

## BATHROOM

**8'2 x 9' (2.49m x 2.74m)**

Double glazed window to rear aspect, double glazed window to side aspect, walk-in shower (plumbing is still there if a bath is to be re-installed), wash hand basin, WC, radiator, coved ceiling, extractor fan and part tiled walls.

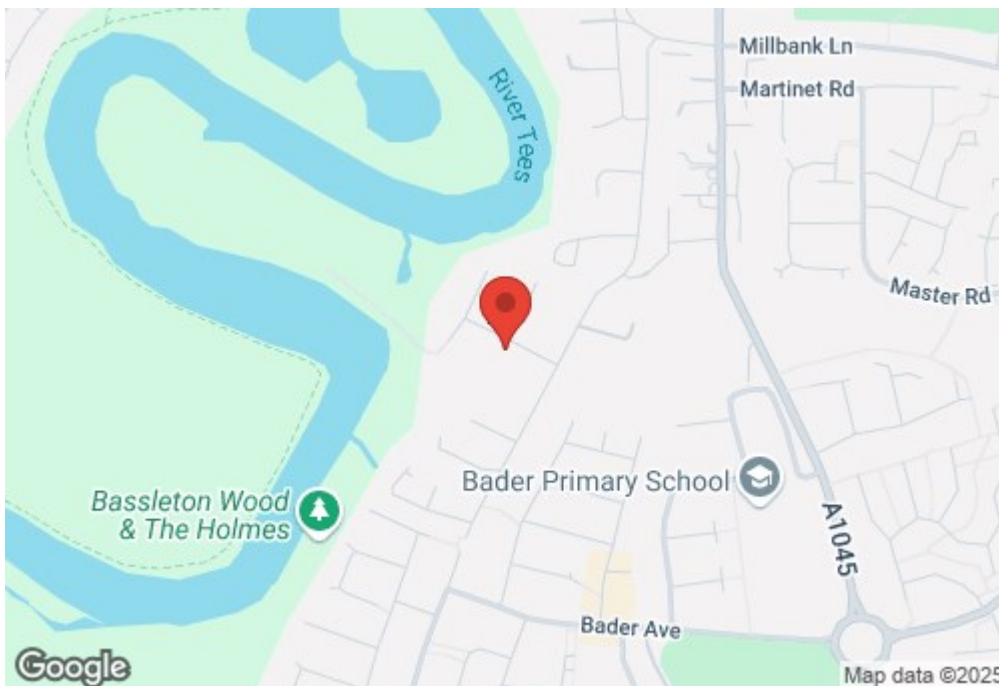
## EXTERNALLY

Driveway to the side of the property with detached garage. Gated access to the rear garden.





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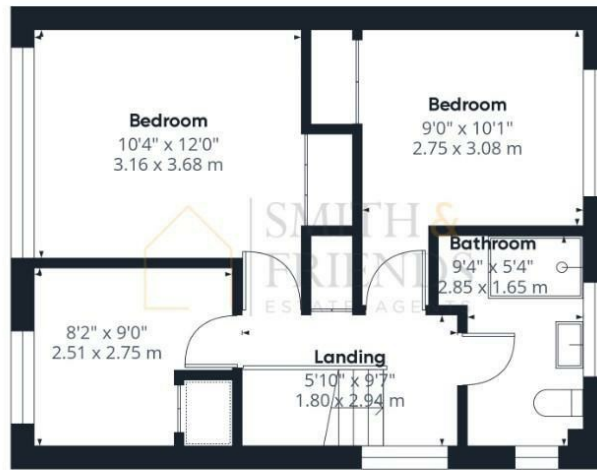


[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Chesterton Avenue, Stockton-On-Tees, TS17 0BH



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
939.69 ft<sup>2</sup>  
87.3 m<sup>2</sup>

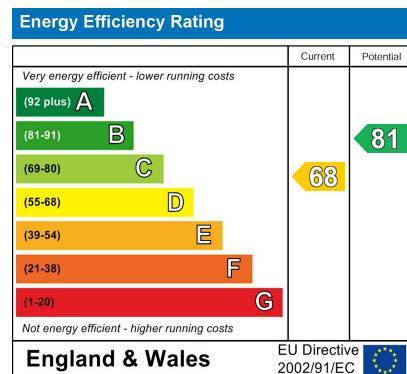
(1) Excluding balconies and terraces

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.

GIRAFFE 360

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.



21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

