



Smith & Friends are pleased to advertise this well presented two bedroom property located in Thornaby. Sargasso Walk would be the ideal first time buyer purchase or an investment purchase. Comprising of an entrance hallway, cloakroom, modern fitted kitchen and spacious lounge to the rear of the property on the ground floor. The upper level has two double bedrooms and modern bathroom with waterfall shower. Externally: Well kept low maintenance rear garden with patio/seating area and access to parking facilities.

For a viewing contact SMITH AND FRIENDS - Estate Agents Stockton, Early viewing is highly recommended.

Sargasso Walk, Thornaby, Stockton-On-Tees, TS17 8GT

2 Bed - House - Mid Terrace

£125,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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ENTRANCE HALLWAY

10'8 x 3'5 (3.25m x 1.04m)

Via front door with laminate flooring and radiator.

CLOAKROOM

4'5 x 2'11 (1.35m x 0.89m)

WC, wash hand basin, laminate flooring and extractor fan.

LOUNGE

10'2 x 14'6 (3.10m x 4.42m)

Carpet, double French doors to rear aspect, radiator and storage cupboard.

KITCHEN

11'6 x 7'4 (3.51m x 2.24m)

Double glazed window to front aspect, laminate flooring, gas hob, sink and drainer, oven, integrated fridge/freezer and part tiling.

LANDING

6' x 3'1 (1.83m x 0.94m)

Loft access, carpet and radiator.

BEDROOM 1

8'8 x 14'7 (2.64m x 4.45m)

Double glazed window to rear aspect, carpet and radiator.

BEDROOM 2

7'5 x 14'2 (2.26m x 4.32m)

Two double glazed windows to front aspect, radiator, carpet, fitted wardrobes and storage cupboard.

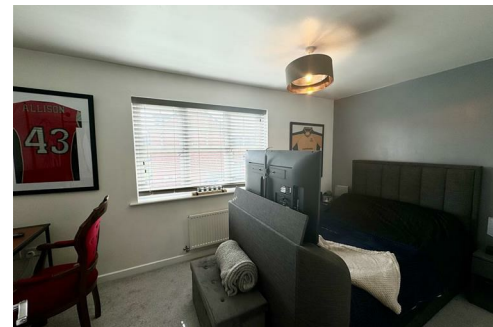
BATHROOM

5'4 x 7'4 (1.63m x 2.24m)

Bath, shower, wash hand basin, WC, part tiling, tiled flooring, extractor fan and heated towel rail.

OUTSIDE

There is a garden to the rear and also parking to the rear.



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)	A		91
(81-91)	B		
(69-80)	C	77	
(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	

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