

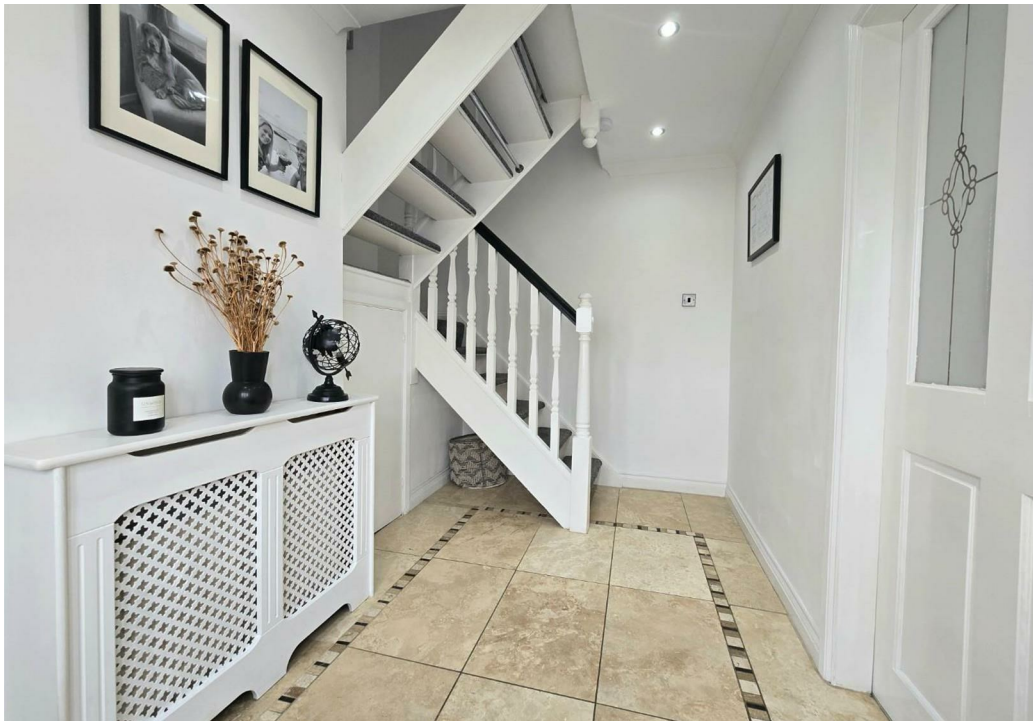


Rhose Gate, Thornaby, Stockton-On-Tees, TS17 Council Tax Band: C  
9DP EPC Rating: D  
2 Bed - House - Semi-Detached Tenure: Freehold  
£155,000



**SMITH &  
FRIENDS**  
ESTATE AGENTS







Rhoose Gate, Thornaby, TS17 9DP

\*\*\* IDEAL FOR FIRST TIME BUYER \*\*\*

ON THE MARKET with Smith & Friends Estate Agents, originally built and designed as a three bedroom semi detached property, currently a large two bedroom. Located within this popular area of Thornaby close to local amenities and well regarded schools. The property has been remodelled and extended to a large two bedroom semi detached that can be easily transformed back to its original design of three first floor bedrooms if required.

The layout comprises of: Entrance Hall, Ground Floor WC, Front Aspect Breakfast Kitchen with wooden shaker style wall, base and drawer units, black granite worktops, electric oven, hob, integrated fridge and freezer, dishwasher and washing machine. Rear aspect Lounge/Dining Area with gas coal effect gas fire and French Doors opening to the rear garden. The first floor provides Two Double Bedrooms. and Shower/Wet Room with Walk-In Shower. Externally, the rear garden is southwest facing and affords a good degree of privacy. The garden is mainly laid to lawn with a paved patio area. The front garden has been landscaped for easy maintenance. The block paved driveway provides off street parking with gated access to the side.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

GROUND FLOOR

Entrance Hallway  
11'3" x 5'10"

uPVC DG glass panelled door, radiator and return staircase to first floor landing

Downstairs WC  
5'6" x 2'7"

Low level WC. Wash hand basin with vanity storage, co ordinated tiled walls and uPVC DG window to front.

Kitchen / Breakfast Bar  
12'7" x 8'5"

Fitted with a range of wall, base and drawer units with granite worksurfaces and breakfast bar. inset ink and drainer with mixer tap, Four ring halogen hob with illuminating extractor and fan assisted oven. Other integrated appliances include washing machine, dishwasher and fridge freezer. uPVC DG window to front and uPVC DG glass panelled door to side.

Lounge / Dining Room  
18'8" x 18'0"

uPVC DG French Doors opening onto the rear garden, uPVC DG window to rear. living flame coal effect gas fire with modern surround and two radiators.

FIRST FLOOR

Landing  
5'6" x 3'5"  
Loft access

Bedroom 1 ( Rear)  
13'3" x 17'11"

Two uPVC DG windows to rear, built in wardrobes and two radiators.

Bedroom 2 ( Front)  
8'9" x 8'9"

uPVC DG window to front and radiator.

Family Bathroom  
5'7" x 8'9"

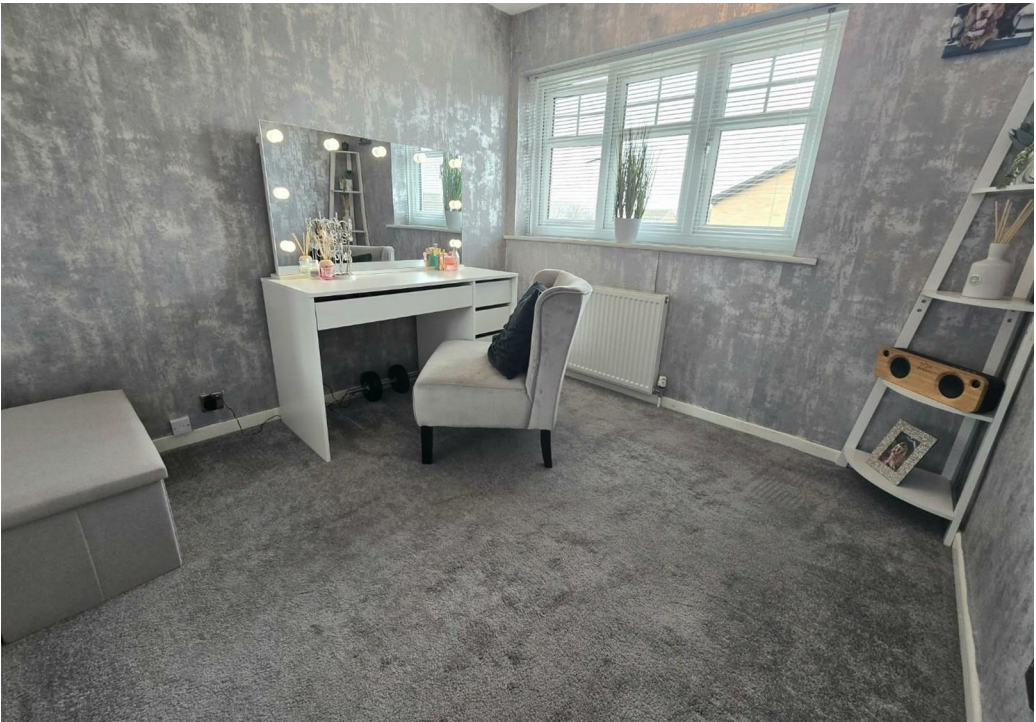
White and chrome suite with double width walk in shower, pedestal wash basin and low level WC. Co ordinated tiled walls and flooring, radiator and uPVC DG window.

Externally

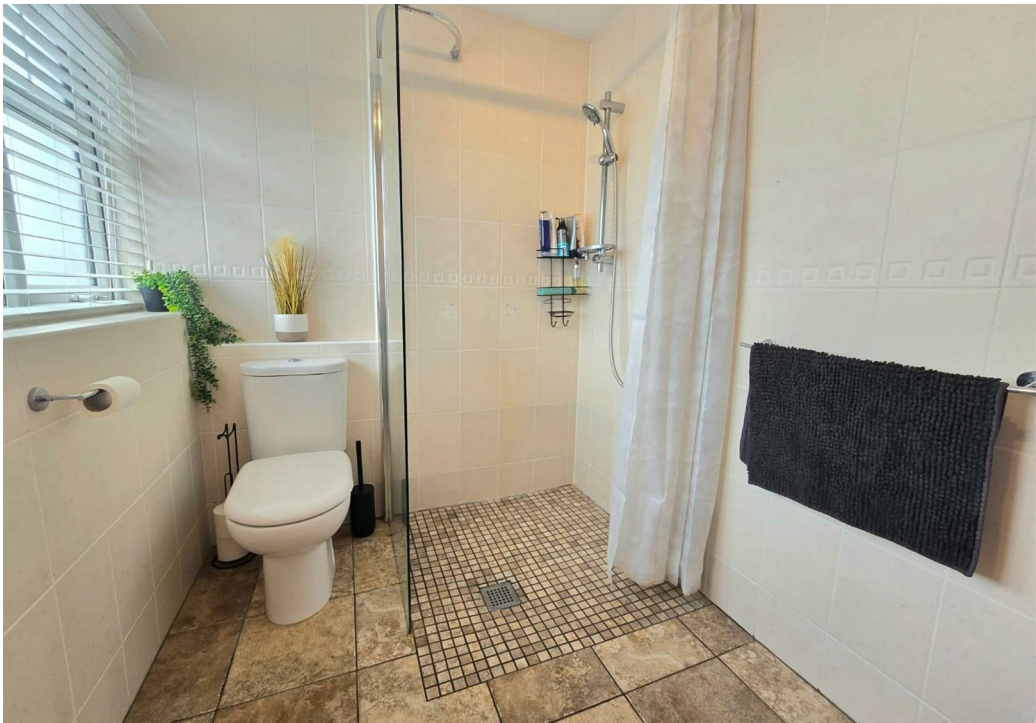
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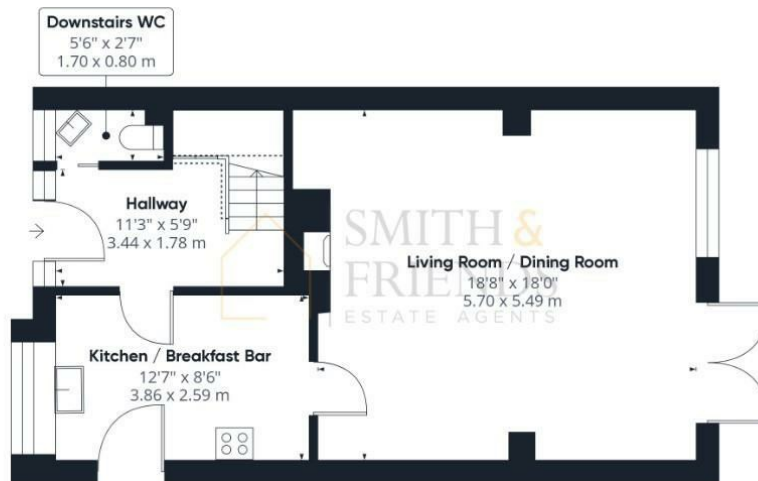












Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

897.83 ft<sup>2</sup>  
83.41 m<sup>2</sup>

**Reduced headroom**

9.14 ft<sup>2</sup>  
0.85 m<sup>2</sup>

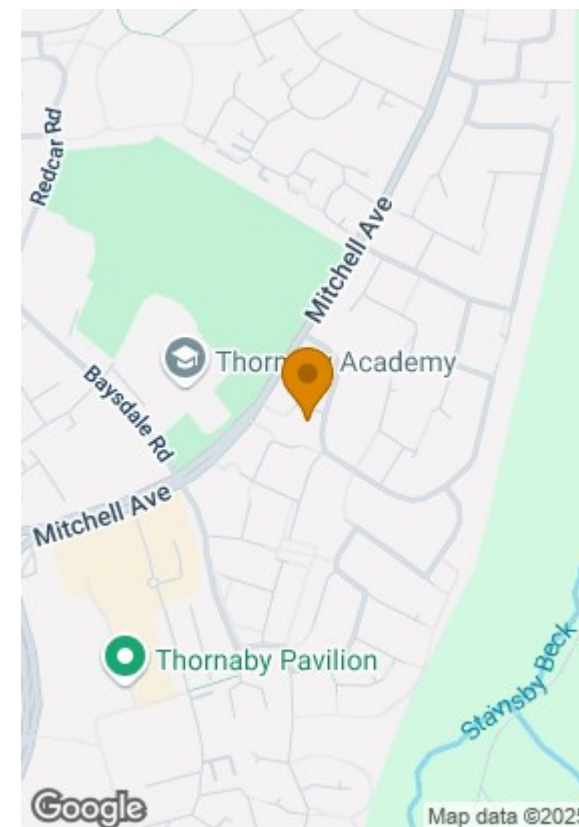
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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>	65	80
	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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