



## Hemel Close, Thornaby, Stockton-On-Tees, TS17 9AP

This three bedroom mid-terrace property in Thornaby offers a prime opportunity for first time buyers, developers or investors seeking a project with excellent rental prospects. The home is in need of modernisation, making it ideal for those looking to refurbish and add value.

The ground floor comprises of an entrance porch and hallway with a convenient downstairs W/C. A reception room offers patio doors opening to the rear garden and access to the kitchen. An archway connects a spacious lounge to the dining area, providing a versatile living space. Upstairs, there are three well proportioned bedrooms, two of which have fitted wardrobes, and a family bathroom featuring both a bath and a separate shower.

The property benefits from gas central heating and double glazing throughout. Externally, there are lawned gardens to the front and rear, a patio area, and a timber storage shed.

Situated near to a green belt and previously a successful rental property, this family home is well placed for access to local schools, Littleboy Recreation Ground, Thornaby Town Centre, and Teesside Park. The location also offers excellent transport connections via the A66, A19, bus routes, and Thornaby Train Station.

This is a fantastic investment opportunity with great potential for capital growth and rental income.

Offers In The Region Of £94,995



**PORCH**

External sliding doors to entrance porch.

**HALLWAY**

Wooden entrance door, built in storage cupboard.

**RECEPTION ROOM**

13'11" x 10'3" (4.24m x 3.12m)

**KITCHEN**

8'6" x 6'11" (2.59m x 2.11m)

**DOWNSTAIRS WC**

5'6" x 2'3" (1.68m x 0.69m)

**DINING ROOM**

10'5" x 6'3" (3.18m x 1.91m)

**LOUNGE**

13'9" x 10'11" (4.19 x 3.33)

**LANDING**

**BEDROOM ONE**

11'2" x 11'0" (3.40 x 3.35)

**BEDROOM TWO**

10'11" x 8'10" (3.33 x 2.69)

**BEDROOM THREE**

10'2" x 8'1" (3.10 x 2.46)

**BATHROOM**

10'5" x 5'8" (3.18m x 1.73m)

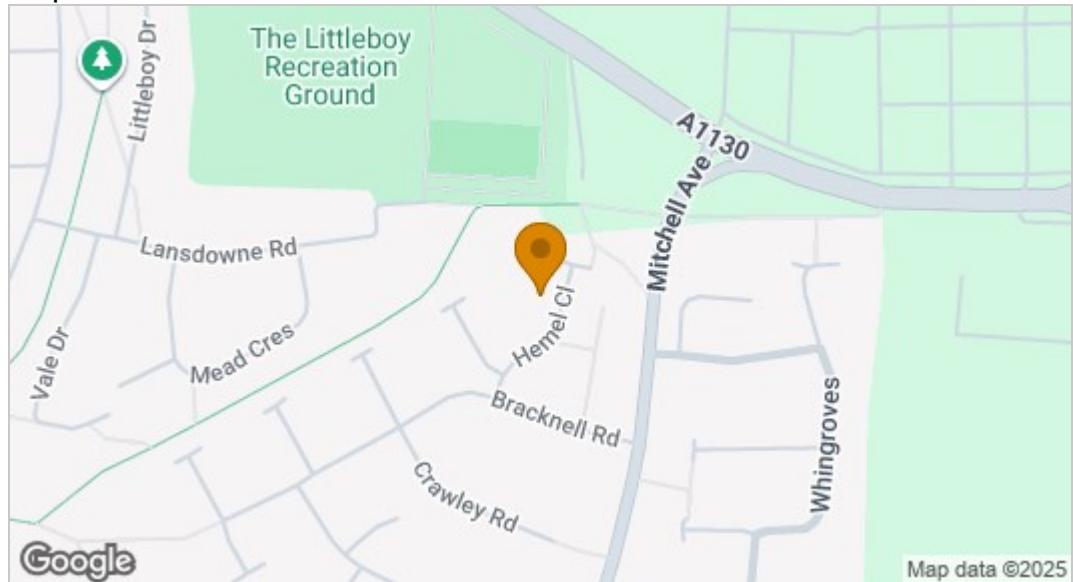
**AML PROCEDURE**

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





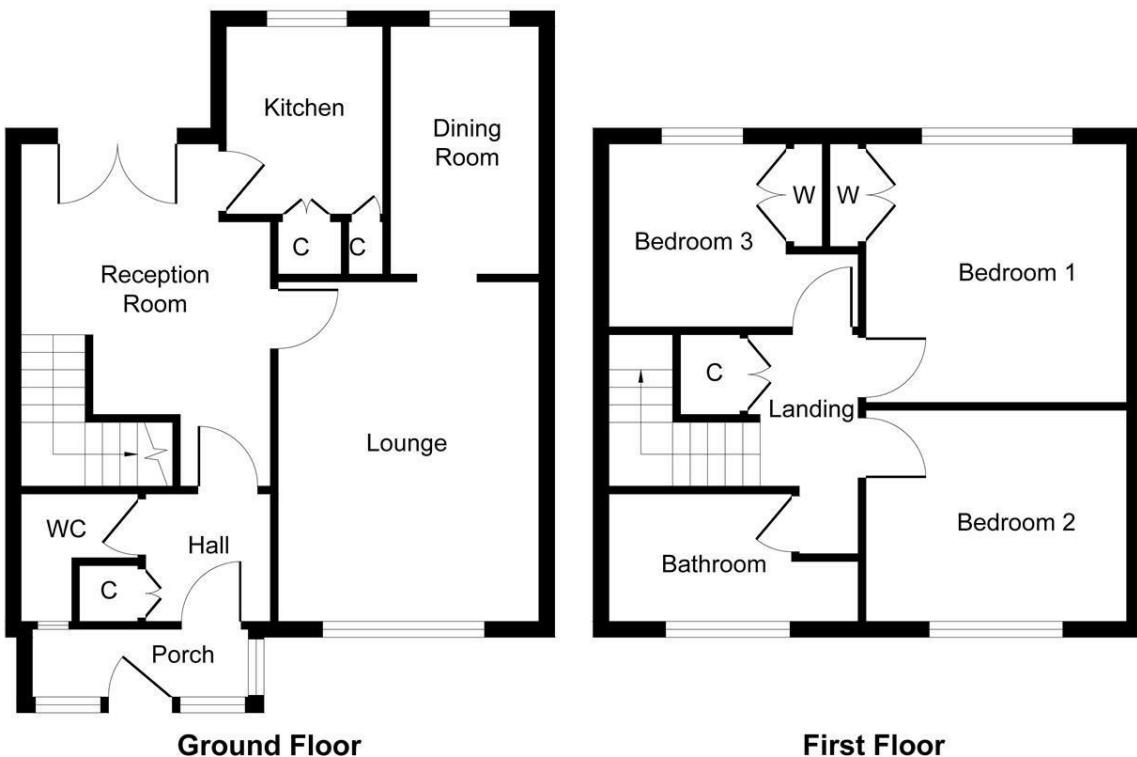
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(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

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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