



## 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





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### 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

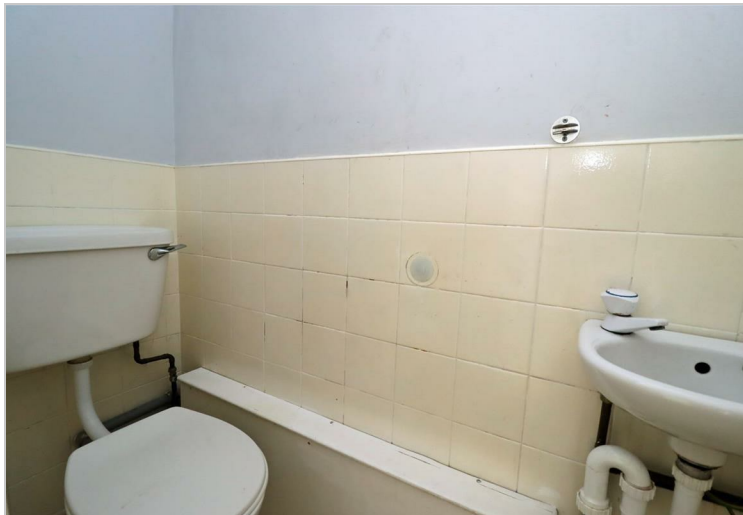
10'5" x 5'8" (3.18m x 1.73m)

### 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.



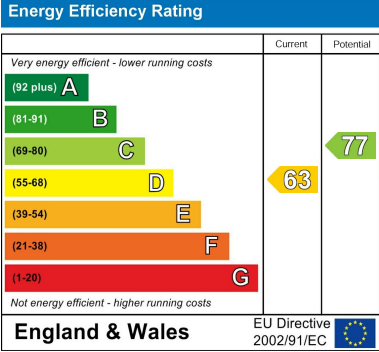




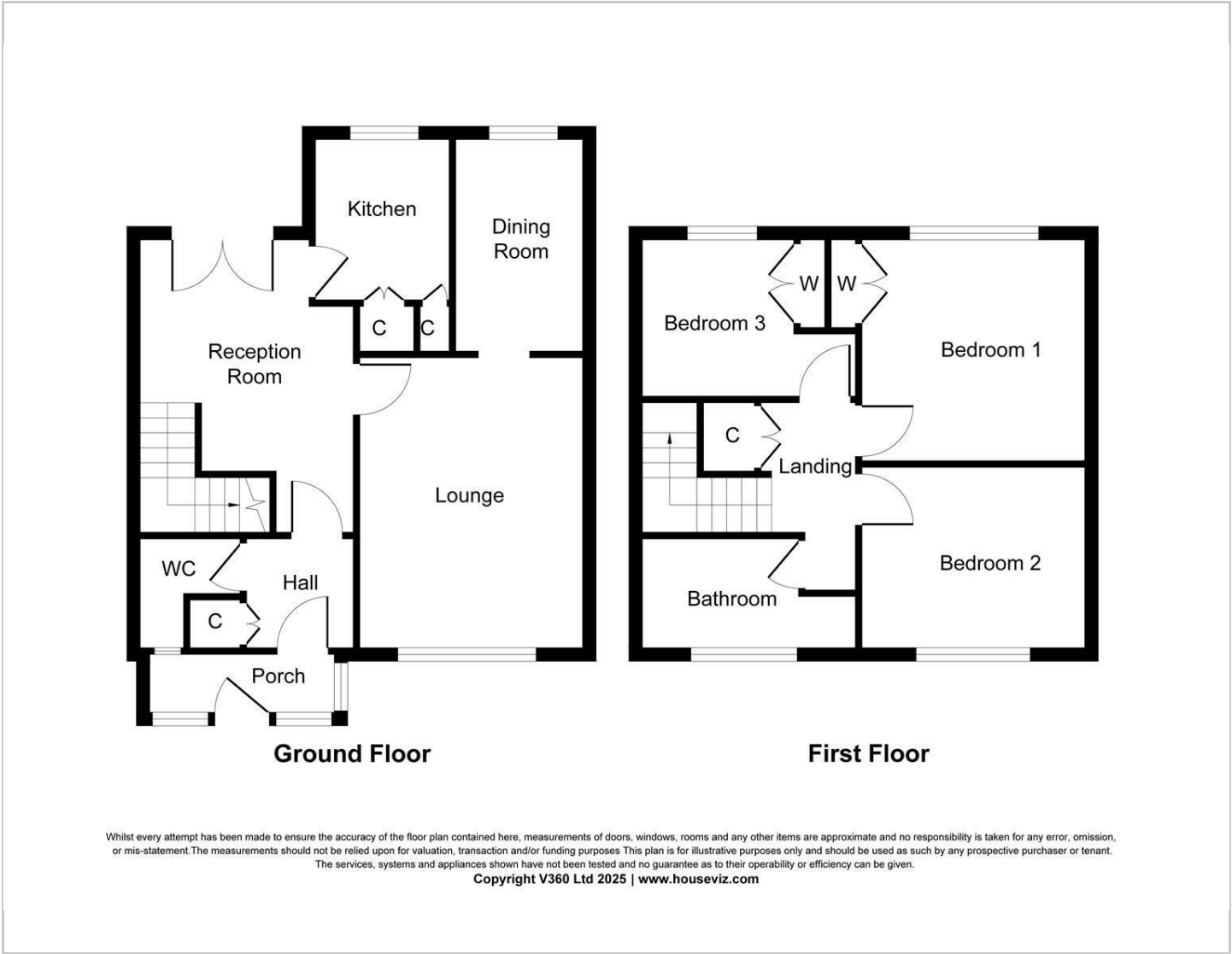
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.