



**Camelon Street, Thornaby Stockton-On-Tees TS17 7HU**

**welcome to**

## **Camelon Street, Thornaby Stockton-On-Tees**

Well-presented two-bedroom mid-terrace in Thornaby, ideally located close to amenities, schools and transport links. Features a spacious lounge/diner, kitchen, ground floor shower room, family bathroom, two double bedrooms and an enclosed rear yard.

### **Entrance Porch**

Access to entrance hall

### **Entrance Hall**

Radiator, stairs to first floor

### **Shower Room**

Low level WC, splash back, wash hand basin, radiator, walk-in shower, extractor fan, spotlights

### **Lounge**

11' 3" x 13' 5" into bay ( 3.43m x 4.09m into bay )  
Window to front, radiator

### **Dining Room**

11' 6" max x 11' 5" ( 3.51m max x 3.48m )  
Radiator

### **Kitchen**

21' 8" to 18ft 05in, max x 7' 7" max ( 6.60m to 18ft 05in, max x 2.31m max )  
Window to side, radiator, sink, range of wall and base units, splash back, UPVC door to side, recess for dual oven with extractor fan, fridge freezer, cupboard under stairs

### **Landing**

Access to loft

### **Bedroom 1**

14' x 10' 1" ( 4.27m x 3.07m )  
Two windows to front, radiator

### **Bedroom 2**

11' 4" x 9' 2" into recess ( 3.45m x 2.79m into recess )  
Window to rear, radiator

### **Bedroom 3**

14' 11" max x 11' 4" max ( 4.55m max x 3.45m max )

Velux window to rear, two radiators, restricted head room

### **Bathroom**

Low level WC, window to side, wash hand basin, radiator, splash back, bath with shower unit, cladding, extractor fan

### **Rear Yard**

Enclosed, access to alleyway





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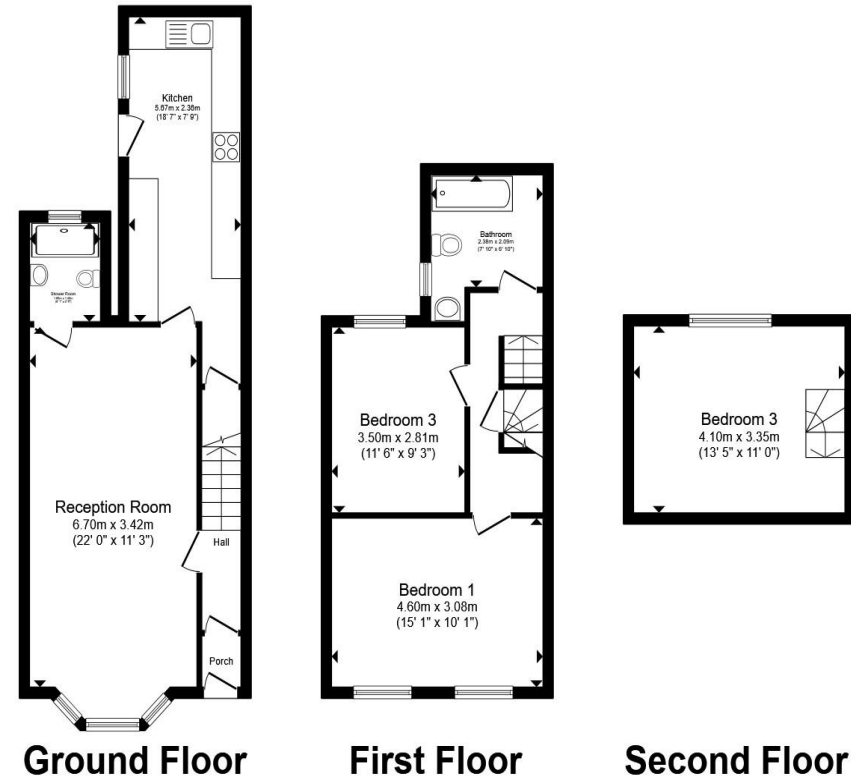
## Camelon Street, Thornaby Stockton-On-Tees

- REAR YARD
- TWO RECEPTION ROOMS
- BATHROOM AND SHOWER ROOM
- IDEAL FOR A WIDE RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£90,000**



Total floor area 96.5 m<sup>2</sup> (1,039 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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**01642 606161**



[Stockton@mannersandharrison.co.uk](mailto:Stockton@mannersandharrison.co.uk)



23 High Street, STOCKTON-ON-TEES,  
Cleveland, TS18 1SP



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)