



11 Havilland Road

Thornaby, Stockton-On-Tees, TS17 9JQ

£115,000

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IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK

legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
 - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
 - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.

KITCHEN/ DINER

Step inside through a sturdy UPVC double glazed door at the front of the house and you're greeted by a freshly renovated kitchen diner that feels open and inviting. Sunlight pours in from two large UPVC double glazed windows, filling the space with natural light and highlighting the bold navy cabinetry that lines the walls. There are plenty of wall, base, and drawer units for storage, all topped with crisp white worktops that create a striking contrast. The kitchen is equipped with a built-in oven and hob, and there's ample space for free-standing appliances, so everything has its place. The room easily accommodates a generous dining table—perfect for family meals or entertaining friends—and from here, you can move seamlessly into the reception room, the ground floor bedroom, or head up to the first floor.

RECEPTION ROOM

Tucked away at the back of the house, the reception room feels bright and inviting thanks to its freshly painted white walls. Underfoot, a plush grey carpet adds a touch of modern comfort, perfectly complementing the clean lines of the space. Sunlight streams through double-glazed French doors, which open out onto the garden and create a seamless connection between indoors and out. The room is generously sized, easily accommodating a full three-piece suite as well as larger storage units, while still leaving plenty of space to move around and relax.

GROUND FLOOR BEDROOM

Tucked away at the rear of the property, the ground floor bedroom offers a sense of quiet privacy. Crisp white walls give the space a bright, airy feel, while the plush grey carpet adds a touch of warmth underfoot. Sunlight streams in through a modern UPVC double glazed window, highlighting how spacious the room is—there's plenty of room for a double bed as well as sizeable storage pieces without it ever feeling crowded.

BATHROOM

The newly renovated bathroom is located on the ground floor, offering a stylish and inviting space designed for comfort and functionality. The centerpiece is a modern three-piece suite, featuring an elegant L-shaped bath complete with a sleek glass shower screen and a

Tel: 01642 462153

thermostat-controlled shower that ensures the perfect water temperature every time. A contemporary hand basin provides ample space for daily routines, while the low-level w.c. blends seamlessly with the room's clean lines.

Soft, off-white tiles wrap around the room, creating a bright and airy feel that is both timeless and easy to maintain. The plastered ceiling is fitted with recessed spotlights, casting a gentle, even glow that highlights every detail. A chrome towel warmer adds a touch of luxury, keeping towels perfectly heated and ready for use. Natural light filters in through a frosted UPVC double-glazed window, offering privacy while illuminating the space beautifully.

LANDING

The landing gains access to the two spacious bedrooms

BEDROOM TWO

The second bedroom is located on the first floor and offers plenty of space to comfortably fit a double bed, along with larger storage units like a dresser or wardrobe. Natural light filters in through a UPVC double-glazed window, highlighting the crisp white walls and soft grey carpeting. The overall effect is a bright, modern room with a welcoming feel.

BEDROOM THREE

The third bedroom, located on the first floor, easily accommodates a double bed along with substantial storage units, making it both spacious and practical. Bright white walls lend a fresh, airy feel to the space, while the soft grey carpet adds warmth and comfort underfoot. A UPVC double glazed window floods the room with natural light and offers excellent insulation, and a sleek radiator ensures the room stays cozy year-round.

EXTERNAL

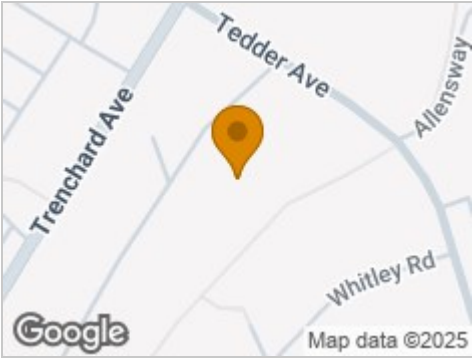
The property features a secure rear garden, designed for easy upkeep with durable paving slabs and enclosed by a classic brick wall for added privacy. Convenient parking is located just a short walk from the home. Residents will enjoy close proximity to local shops, schools, and quick access to the A19, making it ideal for commuters.

PROPERTY INFORMATION

- Comprehensive 'back to brick' refurbishment
- Electrical Rewire throughout
- Internal/external LED Lighting throughout
- New UPVC Windows & Doors
- Replastered throughout
- Air-source heating system installed
- Solar PV system installed to power the air-source system
- New flooring throughout inc. Light oak LVT
- New handmade kitchen (inc. 18mm cabinetry)
- New Bathroom (inc. Plumbing for washing machine & condenser dryer)
- Cavity wall & Roof insulation installed



Road Map



Hybrid Map



Terrain Map



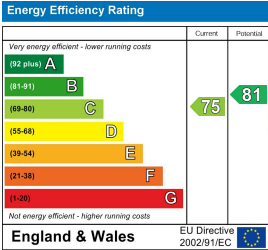
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.