



INVESTMENT OPPORTUNITY

Smith & Friends Estate Agents are delighted to market this three bed end terraced property located close to Thornaby town centre.

Eltham Crescent is ideally located for Thornaby Town Centre with all its shopping and leisure facilities whilst excellent transport links are close by.

The property currently has sitting tenants at £525pcm

Eltham Crescent, Thornaby, Stockton-On-Tees, TS17

9RG

3 Bed - House - End Terrace

£89,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Eltham Crescent, Stockton-On-Tees, TS17 9RG

The property offers excellent accommodation with three spacious bedrooms, bathroom and separate shower room on the first floor and a large kitchen/dining room and living room on the ground floor.



Eltham Crescent



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	61
EU Directive 2002/91/EC			