



**** SOLD WITH NO CHAIN ****
**** PERFECT FOR FIRST TIME BUYERS OR INVESTORS ****

Situated in a popular residential area of Thornaby, this spacious three-bedroom mid-terraced property presents an excellent opportunity for first-time buyers and investors alike and is offered to the market with no onward chain.

The accommodation briefly comprises an entrance porch leading into the entrance hallway, two generous reception rooms providing flexible living and dining space, a fitted kitchen, and a ground floor bathroom. To the first floor are two well-proportioned double bedrooms and a further single bedroom.

Conveniently located close to local schools, shops and everyday amenities, the property also benefits from excellent transport links via the A66 and A19, making it ideal for commuters. Thornaby Railway Station is also just a short distance away, offering further connectivity.

Early viewing is highly recommended to appreciate the space and potential this home has to offer.

Thornaby Road, Thornaby, Stockton-On-Tees, TS17 6HG
3 Bed - House - Terraced
£75,000
EPC Rating: E
Council Tax Band: A
Tenure: Freehold



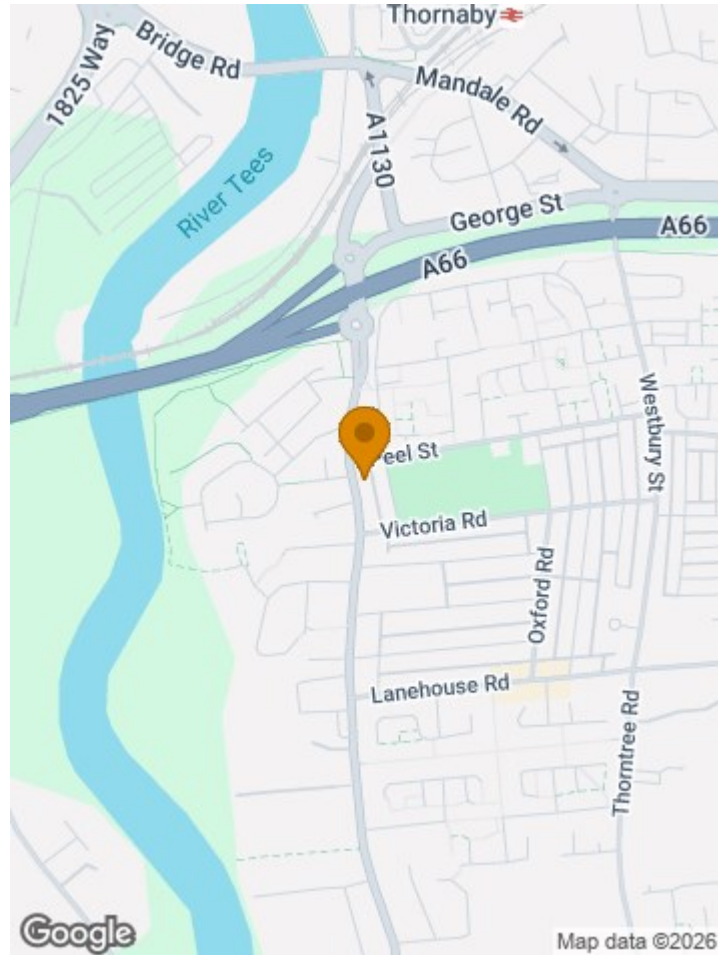
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GROUND FLOOR

- Entrance Porch
2'11" x 3'4" (0.91m x 1.03m)
- Hallway
3'1" x 8'11" (0.94m x 2.73m)
- Dining Room
9'10" x 12'10" (3.02m x 3.93m)
- Living Room
12'2" x 11'2" (3.72m x 3.41m)
- Kitchen
6'3" x 11'3" (1.91m x 3.45m)
- Bathroom
5'8" x 8'7" (1.74m x 2.63m)

FIRST FLOOR

- Bedroom 1
13'3" x 10'5" (4.06m x 3.20m)
- Bedroom 2
9'4" x 11'1" (2.87m x 3.39m)
- Bedroom 3
6'3" x 10'11" (1.92m x 3.33m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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