



Smith & Friends Estate Agents are pleased to market this chain free three bed property located in Thornaby.

An ideal opportunity for rental investor to purchase this three bedroom mid terrace house. The property accommodation comprising of entrance vestibule, lounge, dining room, kitchen and ground floor bathroom.

To the first floor a landing and three bedrooms. Externally the property has a yard to the rear and benefits from gas central heating, double glazing. In our opinion a viewing comes highly recommended.

For a viewing contact Smith & Friends Estate Agents - Stockton

**Teesdale Terrace, Thornaby, Stockton-On-Tees, TS17**

**7ES**

**3 Bed - House - Terraced**

**£65,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Teesdale Terrace, Stockton-On-Tees, TS17 7ES



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) <b>A</b>		86
(81-91) <b>B</b>	73	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS