



NO FORWARD CHAIN – VACANT POSSESSION – GENEROUS REAR GARDEN OVERLOOKING PARKLAND

An excellent opportunity to acquire this THREE BEDROOM mid-terrace property, pleasantly positioned within a cul-de-sac in Thornaby. Offered to the market with no forward chain and vacant possession, this appealing home offers well-proportioned accommodation and would make an ideal purchase for first-time buyers, young families or investors alike.

The property enjoys a desirable position with the rear garden overlooking neighbouring parkland, providing a pleasant outlook and a lovely outdoor setting.

The internal accommodation briefly comprises an entrance area, convenient ground floor cloakroom/WC, comfortable lounge and fitted kitchen. To the first floor are three bedrooms, together with a family bathroom.

Externally, the property benefits from a gated driveway to the front, providing valuable off-street parking. To the rear is a generously sized garden, offering excellent potential for outdoor entertaining, family activities or simply relaxing while enjoying the open outlook across the park.

Situated in an established residential area of Thornaby, the property is conveniently placed for local schools, shops, amenities and transport links.

With no onward chain, generous outdoor space and a pleasant cul-de-sac setting, early viewing is highly recommended to appreciate the potential this property has to offer.

Laurel Avenue, Stockton-On-Tees, TS17 8NA

3 Bed - House - Mid Terrace

£100,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Laurel Avenue, Stockton-On-Tees, TS17 8NA



ENTRANCE HALLWAY

Front entrance door, flooring, radiator, stairs to upper level.

CLOAKROOM/WC

Double glazed window to front aspect, vanity wash hand basin and WC, flooring.

LOUNGE

Double glazed windows to front and rear aspects, two radiators, flooring, storage cupboard.

KITCHEN

Double glazed window to rear aspect, door to rear aspect, gas hob with built-in oven and grill, breakfast bar, flooring.

LANDING

Double glazed window to front aspect, loft access, carpet.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

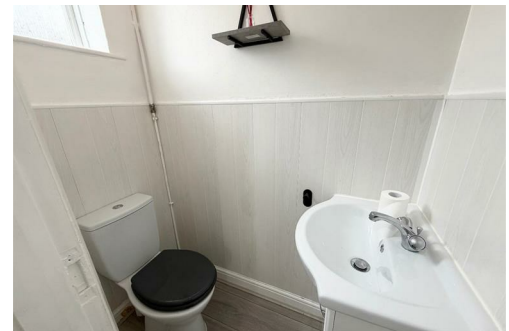
Double glazed window to rear aspect, carpet, storage cupboard housing the boiler, radiator.

BEDROOM THREE

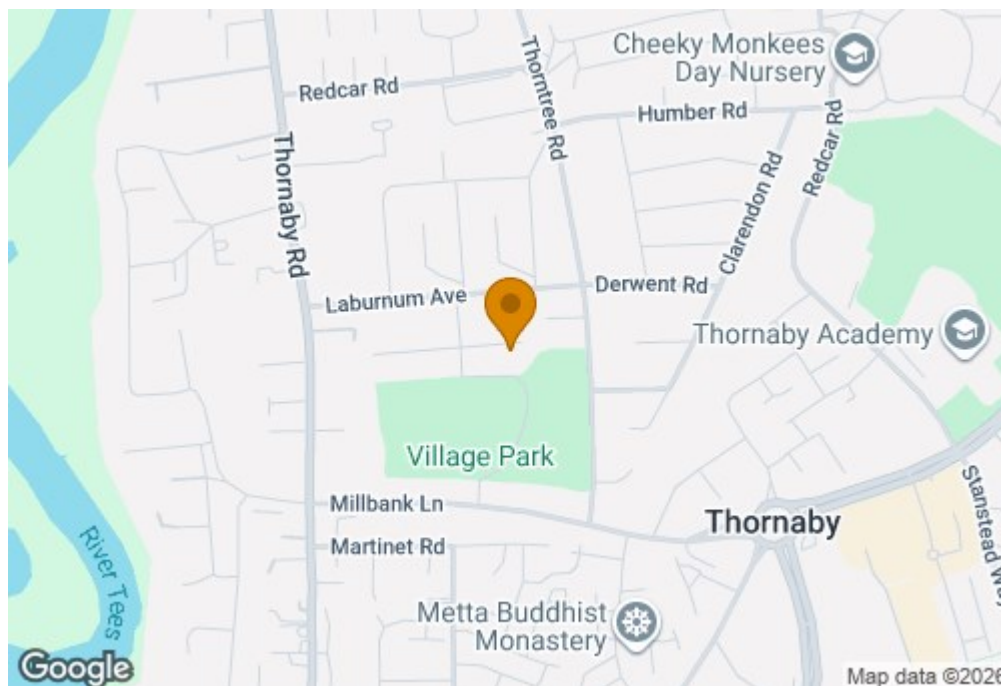
Double glazed window to front aspect, carpet, radiator.

BATHROOM

Double glazed window to front aspect, bath, shower, wash hand basin, WC.



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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 and conveyancing 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	70	77
		EU Directive 2002/91/EC

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