

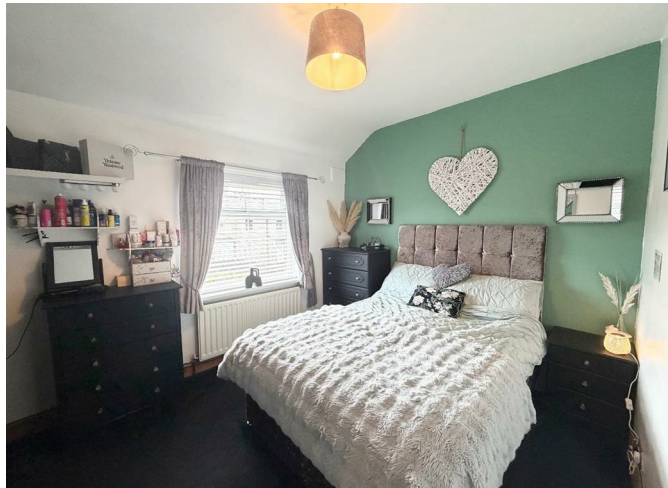


Chestnut Grove, Thornaby, TS17 8AJ
3 Bed - House - Mid Terrace
£115,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Chestnut Grove, Thornaby, TS17 8AJ

This beautifully presented three-bedroom property, marketed by Smith & Friends Estate Agents, has been finished to an exceptional standard throughout and is sure to impress a wide range of buyers, particularly first-time purchasers looking for a home ready to move straight into.

Upon entering the property, you are welcomed by a stylish and contemporary kitchen offering ample storage and workspace, with convenient access to the rear garden. The spacious lounge is a real highlight of the home, benefiting from two large windows that flood the room with natural light, creating a bright, airy, and inviting living space perfect for relaxing or entertaining family and friends.

To the first floor, the accommodation comprises three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom that could also be utilised as a nursery, home office, or dressing room. The family bathroom is fitted with a modern suite and features an attractive corner bath, providing the perfect place to unwind after a long day.

Externally, the property continues to impress with its beautifully maintained rear garden. Lovingly cared for by the current owners, the outdoor space features a well-kept lawn alongside a dedicated seating area, making it ideal for outdoor dining, entertaining guests, or simply enjoying the warmer months.

The property is ideally situated in a highly convenient location, close to a range of local amenities including shops, reputable schools, regular bus routes, Thornaby Train Station, and Thornaby Town Centre. Excellent transport links and everyday conveniences are all within easy reach, making this an ideal home for commuters and families alike.

Offering stylish accommodation, attractive outdoor space, and a fantastic location, this wonderful property presents an excellent opportunity for first-time buyers, young families, or anyone seeking a home that combines comfort, convenience, and modern living.

Kitchen

1 x front & 1 x rear double glazed window, stairs to upper. rear access door, front access door, wall and base units. 1 x radiator.

Lounge

1 x front & 1 x rear double glazed window, flooring, inserted gas fire and 2 x radiators.

Landing

Carpet flooring and 1 x rear double glazed window

Bedroom

1 x front double glazed window, 1 x radiator and carpet flooring.

Bedroom

1 x front double glazed window, 1 x radiator, GCH boiler and carpet flooring.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom

1 x rear double glazed window, corner bath, w/c, wash hand basin, heated towel rail, tiled flooring, shower.





Ground Floor



Floor 1



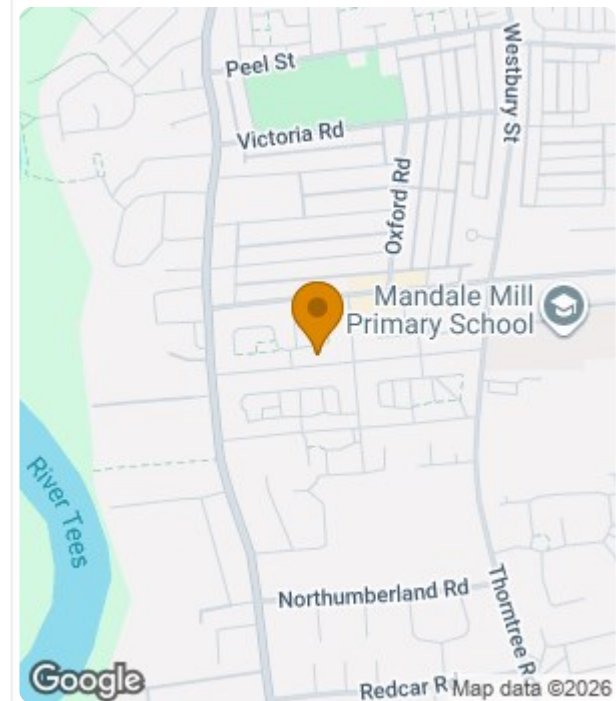
Approximate total area[®]
750 ft²
69.6 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	EU Directive 2002/91/EC	

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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.