



An excellent opportunity for a first-time buyer, young family or investor, this spacious THREE BEDROOM home has been well maintained over the years by the current vendor and offers generous accommodation, excellent storage and impressive outside space.

The property is entered via a generous hallway with useful storage, cloakroom, an open-plan kitchen/diner, ideal for everyday family living and entertaining. A separate lobby provides doors opening directly onto the rear garden, whilst the spacious lounge enjoys a pleasant outlook over the garden.

To the first floor are three well-proportioned bedrooms together with the family bathroom. The home benefits from an abundance of storage throughout, adding to its practical and versatile layout.

Externally, the property continues to impress with a generous enclosed rear garden, providing an excellent space for families and outdoor entertaining. Further benefits include off-street parking and a garage.

Conveniently positioned close to Thornaby Town Centre, the property is within easy reach of local shops, amenities and bus routes, making it ideally placed for everyday needs and transport connections. Viewing is highly recommended to appreciate the space and potential this property has to offer.

Lancaster Way, Thornaby, Stockton-On-Tees, TS17 9NN

3 Bed - House - End Terrace

£80,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

Lancaster Way, Stockton-On-Tees, TS17 9NN

Entrance Hallway
Carpet flooring, entrance door, storage cupboards, 1 x double glazed window and 1 x radiator.

Cloakroom
w/c, wash hand basin, 1 x double glazed window.

Kitchen/Diner
2 x double glazed windows, storage cupboard, radiator and gas boiler.

Hallway
Double glazed door to rear, stairs to upper level and carpet flooring.

Lounge
2 x radiators, carpet, 1 x double glazed window.

Landing
Carpet flooring, 1 x radiator, storage and double glazed window.

Bedroom
Carpet flooring , fitted robes, double glazed window and radiator.

Bedroom
Carpet flooring, radiator and double glazed window

Bedroom
Carpet flooring, radiator and double glazed window.

Bathroom
Double glazed window, bath, shower, w/c, wash hand basin and carpet flooring



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			
EU Directive 2002/91/EC			

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