



Etherley Walk, TS19 8JD
3 Bed - House - End Terrace
£85,000

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



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Etherley Walk, TS19 8JD

For Sale with No Forward Chain – Ideal First-Time Purchase or Investment Opportunity

Offered to the market with no forward chain, this well-presented mid-terrace property is an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a buy-to-let investment.

The accommodation briefly comprises an inviting entrance porch leading into a welcoming hallway, a comfortable and spacious lounge, and a modern open-plan kitchen/dining area, providing the perfect space for everyday family living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms and a generous family bathroom, providing ample accommodation for a growing family or those requiring additional space for a home office.

Externally, the property benefits from a low-maintenance rear garden, ideal for relaxing or outdoor dining, together with a low-maintenance front garden, ensuring easy upkeep throughout the year.

This attractive mid-terrace home combines practical living space with excellent potential and is conveniently located close to local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate everything this property has to offer.

ENTRANCE PORCH

Front entrance door, double glazed windows, flooring.

HALLWAY

Carpet flooring, radiator, stairs.

LOUNGE

Double glazed window to front aspect, carpet, radiator.

DINER

Double glazed window to rear aspect, carpet, archway to kitchen.

KITCHEN

Open plan with diner, double glazed door and window to rear aspect.

LANDING

Carpet, loft access.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet.

BEDROOM THREE

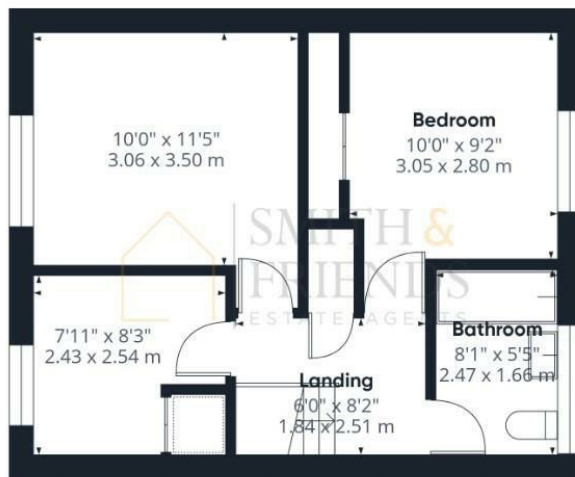
Double glazed window to rear aspect, carpet, radiator.

BATHROOM

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



Ground Floor



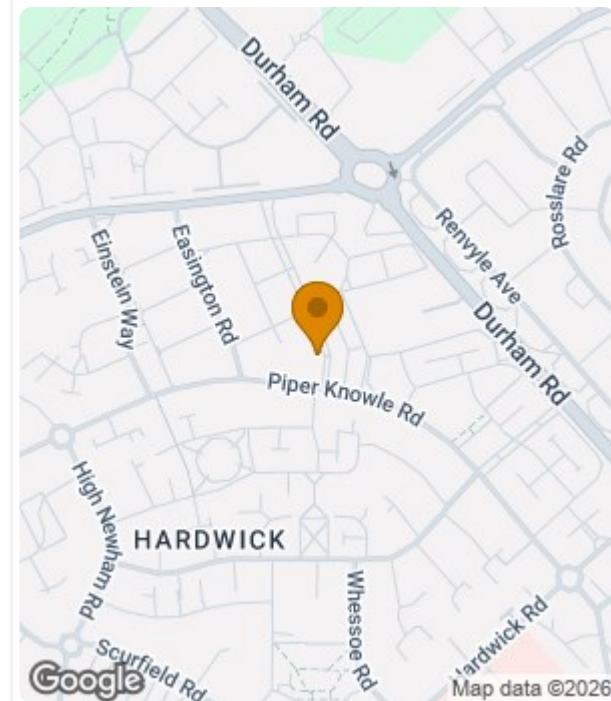
Floor 1

Approximate total area[®]
852 ft²
79.1 m²

(1) Excluding balconies and terraces

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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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