



A three bed roomed mid terrace house offering family sized accommodation with the benefit of gas central heating, upvc double glazing and refitted shower room/ wc. In our opinion the property would provide an excellent family home or first purchase or offers a buy to let opportunity for a landlord/ investor.

Beechwood Road is located in an established and popular residential area off Thornaby Road within walking distance of local shops, schools for all age groups and regular bus services to both Thornaby and Stockton Town Centre. Thornaby railway station is easily accessible and the nearby A66 and A19 trunk roads provide transport links to the surrounding areas.

The accommodation briefly comprises: Entrance Hall with laminate flooring and stairs to the first floor, Cloakroom/ wc with refitted white suite and laminate flooring, spacious Lounge with laminate flooring and french doors to the rear garden, modern fitted Kitchen/ Dining Room, Landing, three Bedrooms - one with a range of sliding door fitted wardrobes and Shower Room/ wc with a refitted white suite.

Externally there is an enclosed low maintenance front garden and a good sized enclosed rear garden with lawn and paved patio area.

Beechwood Road, Thornaby, Stockton-On-Tees, TS17

8DP

3 Bed - House - Terraced

£92,500

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Beechwood Road, Stockton-On-Tees, TS17 8DP

GROUND FLOOR

Entrance Hall



Cloakroom/ wc

4'10 x 2'8 (1.22m'3.05m x 0.61m'2.44m)

Lounge

16'10 x 11'0 (4.88m'3.05m x 3.35m'0.00m)

Kitchen/ Dining Room

11'4 x 11'6 narrowing to 10'2 (3.35m'1.22m x 3.35m'1.83m narrowing to 3.05m'0.61m)

FIRST FLOOR

Landing



Bedroom 1

13'10 x 9'2 (3.96m'3.05m x 2.74m'0.61m)



Bedroom 2

10'2 x 9'2 (3.05m'0.61m x 2.74m'0.61m)

Bedroom 3

10'4 x 7'4 (3.05m'1.22m x 2.13m'1.22m)

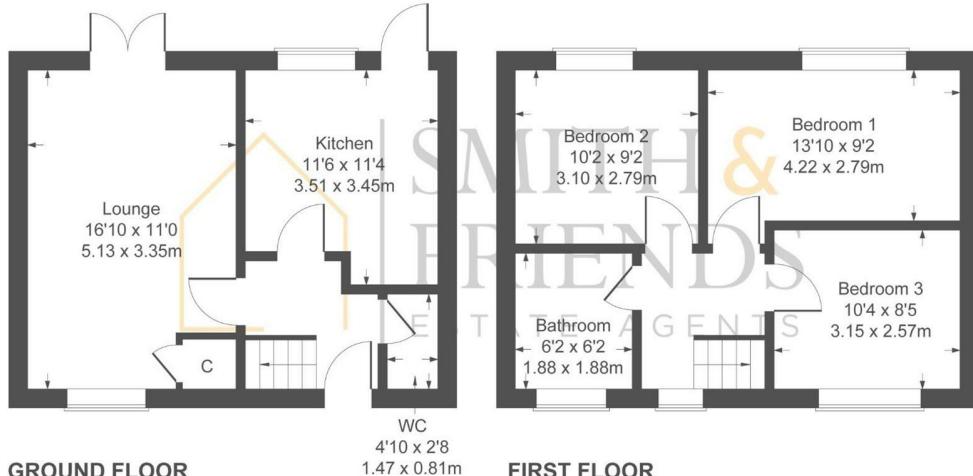
Bathroom/ wc

6'2 x 6'2 (1.83m'0.61m x 1.83m'0.61m)



Beechwood Road

Approximate Gross Internal Area
760 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		66
(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		