



NOTICE OF OFFER

Property Address: 18 Stainsby Grange House, Thornaby, TS17 9JR
 We advise that an offer has been made for the above property in the sum of £56,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.
 Agents Address: 21 Bishop Street, Stockton, TS18 1SY
 Agents Telephone Number: 01642 607555

A spacious two bedroom/ two bathroom apartment on the rear elevation of the top floor of Stainsby Grange House with a superb open outlook towards the Cleveland Hills and Roseberry Topping. The property would be ideal for a first time buyer or landlord/ investor looking for a buy to let property. In need of redecoration but having the benefit of electric central heating and upvc double glazing.
 Stainsby Grange House is located on Allensway on the edge of Thornaby town centre with a wide range of amenities virtually on the doorstep including Supermarkets, shopping centre, and restaurants. Schools for all age groups easily accessible and there are regular bus services to the surrounding residential and commercial areas.
 The apartment is on the third floor and has the benefit of lift access. Briefly comprising: Entrance Hall, 22' open plan Lounge and fitted Kitchen with integrated appliances and french doors leading to a Juliet balcony, Bedroom 1 with en suite Shower Room/ wc with a white suite, Bedroom 2 and Bathroom/ wc with a white suite.

Allensway, Stockton-On-Tees, TS17 9JR
2 Bed - Apartment
£60,000
EPC Rating: C
Council Tax Band B
www.smith-and-friends.co.uk



Allensway, Stockton-On-Tees, TS17 9JR



Entrance hall

Lounge/Kitchen

22'0 x 12'6 narrowing to 9'6 (6.71m x 3.81m narrowing to 2.90m)

Bedroom 1

16'0 x 8'8 (4.88m x 2.64m)

En suite shower room/wc

6'10 x 3'8 (2.08m x 1.12m)

Bedroom 2

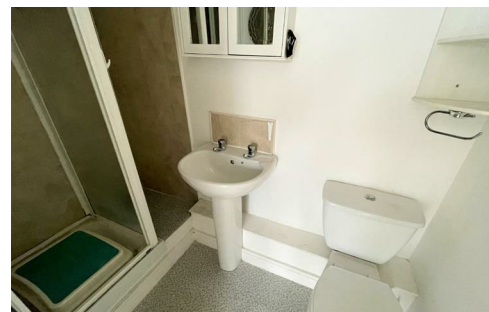
10'6 x 8'10 (3.20m x 2.69m)

Bathroom/wc

7'2 x 7'2 (2.18m x 2.18m)

Outside

Allocated car parking space



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.

Stainsby Grange House

Approximate Gross Internal Area
669 sq ft - 62 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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	71	80
EU Directive 2002/91/EC		

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