



Laburnum Avenue, Thornaby, TS17 8LZ
3 Bed - House - Terraced
£75,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Laburnum Avenue, Thornaby, TS17 8LZ

36 Laburnum Avenue Thornaby Stockton-on-Tees TS17 8LZ

We are acting in the sale of the above property and have received an offer of £75,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***

NEW TO THE MARKET, with Smith & Friends, this spacious mid-terraced property, situated within Thornaby, Stockton-on-Tees, with good public transport links.
The property briefly comprises of; Entrance Hall, Downstairs WC, Good Sized Living Room, Kitchen/Diner with access to the rear garden. The first floor provides a landing with Three Double Bedrooms and a Family Bathroom.

Externally, the front of the property has a well maintained lawn area, with side access leading to a generous sized rear garden.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

GROUND FLOOR

Entrance Hall

8'5" x 6'4" (2.57m x 1.95m)

Downstairs WC

2'8" x 4'11" (0.82m x 1.51m)

Living Room

10'11" x 16'11" (3.34m x 5.16m)

Kitchen / Diner

11'5" x 10'3" (3.50m x 3.14m)

FIRST FLOOR

Landing

7'9" x 3'1" (2.37m x 0.95m)

Bedroom 1

14'7" x 9'3" (4.45m x 2.82m)

Bedroom 2

8'2" x 10'9" (2.51m x 3.28m)

Bedroom 3

10'1" x 7'6" (3.08m x 2.29m)

Family Bathroom

6'4" x 5'11" (1.95m x 1.81m)





Ground Floor



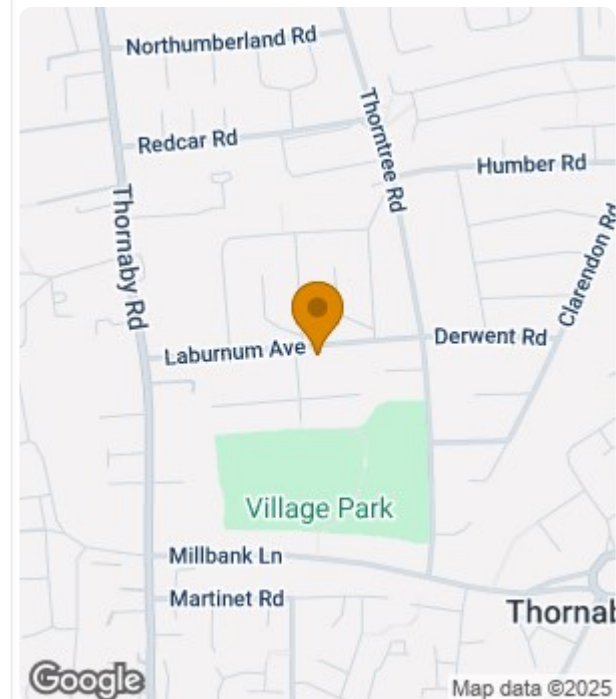
Floor 1

Approximate total area[®]
759 ft²
70.5 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		
(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



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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk

