



Stanley Close
Thornaby

£85,000

ENERGY RATING: -NULL

****Excellent Investment Opportunity**** We are delighted to offer for sale this smart two bedroom terraced house which has been recently RE-DECORATED throughout and has NEW CARPETS to the stairs and first floor. With a potential rental income of £7800pa this property is rental ready!!

Benefitting from a modern kitchen including NEW electric hob & oven, gas combi central heating, UPVC double glazing the living accommodation briefly comprises; ground floor entrance hallway, kitchen and lounge/diner with two bedrooms and family bathroom to the first floor.

Energy Rating TBC. Council tax band A £1576.86pa



- Two Bedroom Terraced House • No Chain • Great Investment Opportunity • Modern High Gloss Kitchen • Gas Combi Central Heating

ENTRANCE

NEW Composite front door

HALLWAY

Front aspect UPVC double glazed window. Staircase to first floor, under stair storage cupboard, meter cupboard, laminate flooring, dado rail, smoke alarm and a radiator.

KITCHEN

3.28 x 1.79 (10'9" x 5'10")

Front aspect UPVC double glazed window. A range of base and high gloss wall units with rolled work surfaces & tiled splashbacks incorporating stainless steel sink and mixer tap. Integrated NEW ELECTRIC HOB & OVEN (with guarantees) and stainless steel sink extractor hood over, space for washer and fridge freezer, laminate flooring and a radiator.

LOUNGE

4.22 x 3.61 (13'10" x 11'10")

Rear aspect UPVC patio doors to garden., laminate flooring and a radiator.

LANDING

Access to loft and smoke alarm.

BEDROOM ONE

3.61 x 2.77 (11'10" x 9'1")

Rear aspect UPVC double glazed window, coving and a radiator.

BEDROOM TWO

2.64 x 2.82 (8'7" x 9'3")

Front aspect UPVC double glazed window. Two built in storage cupboards, one housing Combi boiler, coving, dado rail and a radiator.

BATHROOM/WC

1.86 x 1.73 (6'1" x 5'8")

Modern white suite comprising: panel enclosed bath with mains shower over, pedestal wash basin and low level WC. UPVC clad walls, extractor fan and a radiator.

EXTERNALLY

There is a South West facing garden to the rear which is part paved/ part pebble. To the front of the property there is a single driveway providing off road parking with additional communal parking to the rear.



- UPVC Double Glazing • Driveway & Off Road Parking • South West Facing Rear Garden • Energy Rating TBC • Council Tax Band A £1576.86





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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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