



**Newby Grove, Thornaby Stockton-On-Tees TS17 8BS**

**welcome to**

## **Newby Grove, Thornaby Stockton-On-Tees**

This beautifully renovated, three-bedroom mid-terrace property presents a fantastic opportunity for both first-time buyers and investors. Conveniently located near local amenities, shops, and excellent transport links, it offers both comfort and convenience.

### **Entrance Hallway**

Entered via UPVC double glazed front door.

### **Reception Room**

17' 7" Max x 15' 5" Max ( 5.36m Max x 4.70m Max )  
UPVC double glazed bay window to front, two radiators, under stairs storage cupboard.

### **Kitchen**

8' 2" x 11' 10" ( 2.49m x 3.61m )  
UPVC double glazed window and door to rear leading to rear garden, door to bathroom, range of hi-gloss wall and base units with contrasting laminate working surfaces, integrated electric hob, integrated electric oven over, stainless steel 1 1/2 sink with drainer and mixer taps, laminate flooring, radiator, cupboard housing boiler, wooden single glazed window.

### **Bathroom**

Three piece bathroom suite with laminate flooring, bath with mixer shower above , wooden single glazed window to the rear aspect.

### **First Floor**

#### **Bedroom 1**

10' 9" x 16' 9" Max ( 3.28m x 5.11m Max )  
Built in wardrobe, UPVC double glazed window to the front, radiator.

#### **Bedroom 2**

11' 6" x 10' 9" ( 3.51m x 3.28m )  
UPVC double glazed window to the rear, radiator.

#### **Bedroom 3**

7' 8" x 7' 1" ( 2.34m x 2.16m )  
UPVC double glazed window to the rear aspect, radiator.





### Externally

#### Rear Garden

Gravel area, block paved seating area.



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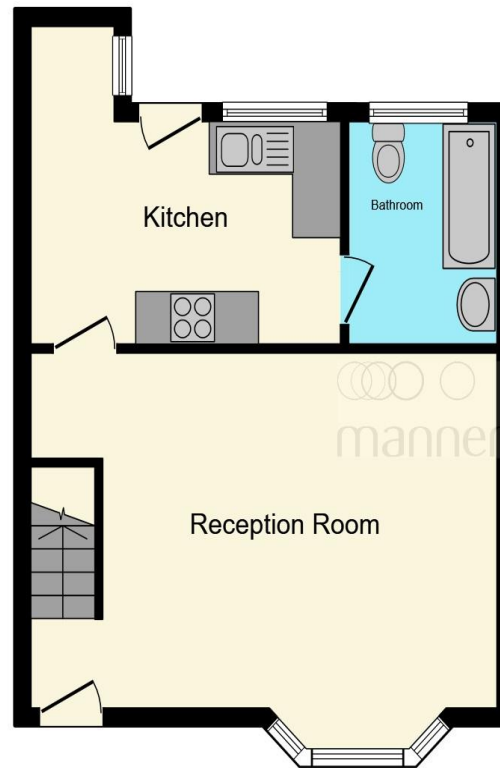
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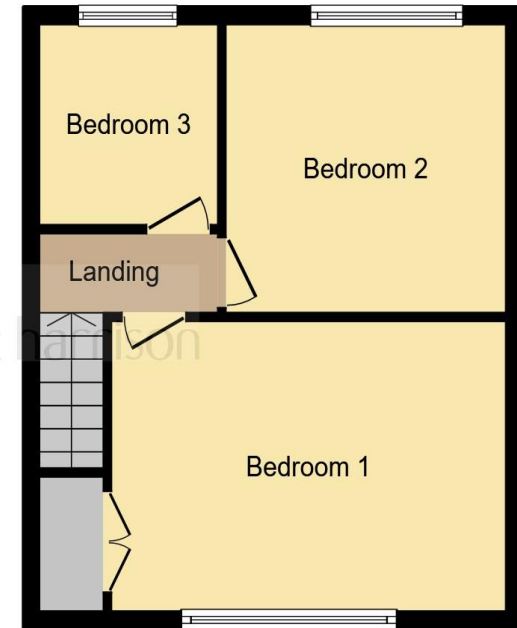
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- ON STREET PARKING

Tenure: Freehold EPC Rating: D

**£85,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
STO114229 - 0007

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