



A larger than average three bedroom semi detached house in an established and popular residential area in Thornaby. The property offers excellent family sized accommodation in need of modernisation and improvement but offering excellent potential to create a lovely family home.

Swale Avenue is located off Thames Road and Clarendon Road only a short walk from local shops, schools for all age groups, bus services to both Thornaby and Stockton Town Centre's, Thornaby railway station and an excellent network of roads including the A66 providing access to the surrounding residential and commercial areas.

With the benefit of gas central heating the accommodation briefly comprises: Entrance Hall with stairs to the first floor, Lounge, separate Dining Room, fitted Kitchen, Landing, three Bedrooms and Bathroom/wc.

Externally there are enclosed front and rear gardens and a driveway provides off street parking facilities.

Offered for sale with the benefit of no onward chain.

**Swale Avenue, Thornaby, Stockton-On-Tees, TS17 8HR**

**3 Bed - House - Semi-Detached**

**£120,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**



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# Swale Avenue, Stockton-On-Tees, TS17 8HR

## Entrance Hall

24'4 x 6'8 narrowing to 3'6 (7.42m x 2.03m narrowing to 1.07m)

## Lounge

15'4 into bay x 11'10 into alcoves (4.67m into bay x 3.61m into alcoves)

## Dining Room

12'8 x 11'10 into alcoves (3.86m x 3.61m into alcoves)

## Kitchen

14'8 8'10 narrowing to 6'10 (4.47m 2.69m narrowing to 2.08m)

## Rear Porch

3'6 x 2'6 (1.07m x 0.76m)

## Landing

8'8 x 6'8 (2.64m x 2.03m)

## Bedroom 1

15'10 into bay x 11'10 (4.83m into bay x 3.61m)

## Bedroom 2

12'8 x 11'10 (3.86m x 3.61m)

## Bedroom 3

7'10 x 6'8 (2.39m x 2.03m)

## Bathroom/ wc

8'4 x 6'8 (2.54m x 2.03m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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