



Double fronted mid terrace house located in Thornaby comes to the market with vacant possession and no forward chain. Once updated the property would be an excellent first time buyer purchase or investment property being located close to shops, schools and local amenities. The house is an excellent size, gas central heating, solar panels and double glazing throughout.

**Eric Avenue, Thornaby, Stockton-On-Tees, TS17 7JJ**  
**3 Bed - House - Terraced**  
**Or Nearest Offer £80,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Eric Avenue, Stockton-On-Tees, TS17 7JJ

## HALLWAY

2'10 x 4'2 (0.86m x 1.27m)  
uPVC double glazed front door and stairs to upper level.

## LOUNGE

10'4 x 13'4 (3.15m x 4.06m)  
Double glazed bay window to front aspect and radiator.

## SECOND RECEPTION ROOM

9'2 x 12'10 (2.79m x 3.91m)  
Double glazed bay window to front aspect and radiator.

## KITCHEN

12'7 x 5'9 (3.84m x 1.75m)  
Two double glazed windows to rear aspect, gas hob with built-in oven, wall and base units, part tiling, under stairs cupboard and radiator.

## OUTHOUSE EXTENSION

6'10 x 7'7 (2.08m x 2.31m)  
Door to side access, double glazed window to rear aspect and power and lighting.

## LANDING

Boiler, solar panel network and loft access.

## BEDROOM 1

10'4 x 10'5 (3.15m x 3.18m)  
Double glazed window to front aspect and radiator.

## BEDROOM 2

9'4 x 10'9 (2.84m x 3.28m)  
Double glazed window to front aspect and radiator.

## BEDROOM 3

7'1 x 6'4 (2.16m x 1.93m)  
Double glazed window to rear aspect and radiator.

## BATHROOM

9'4 x 10'9 (2.84m x 3.28m)  
Double glazed window to rear aspect, walk-in shower, wash hand basin, WC, tiling and radiator.

## OUTSIDE

To the rear there is a garage, a workshop and an outside WC.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 84        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 68                      |           |
| (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, 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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