



**** BUY TO LET INVESTORS / FIRST TIME BUYERS ****
**** NO CHAIN ****
**** PRICED FOR QUICK SALE ****

Smith and Friends are delighted to market this semi detached family home, ideal for a buy to let investor, or a First Time Buyer.

The accommodation comprises an entrance hall, cloakroom/WC, lounge and kitchen/diner to the ground floor. The first floor delivers two great bedrooms, and the separate, family bathroom.

Externally, a block paved drive allows off road parking to the front, running alongside the front garden which is laid to lawn. The rear garden is fully enclosed, with patio, timber decking and lawn between.

Thorntree Road, Thornaby, Stockton-On-Tees, TS17 8FZ
2 Bed - House - Semi-Detached
O.I.R.O £118,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold



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Thorntree Road, Stockton-On-Tees, TS17 8FZ



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	78	
(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	

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