



Newby Grove, Thornaby comes to market with Smith & Friends with no Forward chain and vacant possession. This property would be an ideal purchase for first time buyers, investor and other potential buyers. Comprising of an entrance hallway, lounge, separate dining, fitted kitchen and cloakroom on the ground floor. The upper floor has good size bedrooms and a family bathroom. The property is an excellent plot and is positioned well in the Grove. Externally: Good size rear garden and ample parking.

**Newby Grove, Thornaby, TS17 8BS**  
**2 Bed - House - End Terrace**  
**£65,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Newby Grove, Thornaby, TS17 8BS

## ENTRANCE HALLWAY

12'10 x 5'3 (3.91m x 1.60m)

Stairs, cupboard.

## LOUNGE

12'11 x 11'8 (3.94m x 3.56m)

Double glazed bay window to front aspect, fire and surround.

## DINING ROOM

8'3 x 17'6 (2.51m x 5.33m)

Double glazed window to rear aspect and flooring.

## KITCHEN

9'9 x 7'6 (2.97m x 2.29m)

Double glazed window to rear aspect and double glazed window to side aspect, part tiling and tiled flooring.

## WC

2'9 x 5'3 (0.84m x 1.60m)

WC, wash hand basin and double glazed window to rear aspect.

## LANDING

3'5 x 3'11 (1.04m x 1.19m)

## BEDROOM 1

10'9 x 17'6 (3.28m x 5.33m)

Double glazed window to front aspect and carpet.

## BEDROOM 2

10'7 x 10'5 (3.23m x 3.18m)

Carpet, flooring and double glazed window to rear aspect.

## BATHROOM

6'9 x 6'8 (2.06m x 2.03m)

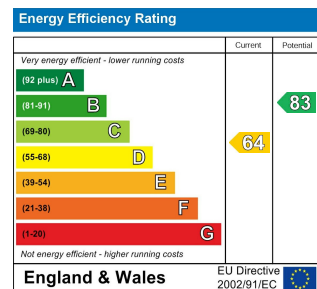
Fully tiled bathroom with double glazed window to rear aspect, radiator, bath, WC and wash hand basin.

## OUTSIDE

There is a garden to the rear and also parking available to the front. The property benefits from being on a corner plot.



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.



21 Bishop Street, Stockton-on-Tees, TS18 1SY  
 01642 607555  
 stockton@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk

