



Presented over three floors this spacious family home comes to the market with no forward chain and vacant possession. Comprising of entrance hallway with storage, cloakroom, fitted kitchen to the front of the property and a spacious lounge to the rear over looking the garden. The second floor offers two double bedrooms with fitted robes and a family bathroom. The upper level has a fantastic master bedroom with a walk through dressing room with access to ensuite facilities. The property also benefits from a garage at the rear. Located close to Thornaby Town Centre, schools and local amenities the property has excellent A19 North & South commutes.

Mitchell Avenue, Thornaby, Stockton, TS17 9AG
3 Bed - House - Semi-Detached
£175,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold



Mitchell Avenue, Stockton, TS17 9AG

Hallway
13'9" x 3'8" (4.21 x 1.123)
1 x front door, 1 x radiator, laminated flooring, storage cupboard.

Cloakroom
2'9" x 6'0" (0.860 x 1.836)
Wash hand basin, 1 x radiator, w/c, 1 x front double glazed window and tiled floor.

Kitchen
6'2" x 13'5" (1.886 x 4.090)
1 x radiator, 1 x front double glazed window, spot lights, gas hob/oven and cooker hood.

Lounge
17'0" x 13'2" (5.206 x 4.032)
Double doors to the rear, storage cupboard, laminate flooring and 1 x radiator.

Landing
Carpet flooring and 1 x radiator.

Bathroom
Wash hand basin, w/c, bath, spot lights and extractor fan.

Bedroom
11'6" x 11'4" (3.510 x 3.475)
1 x radiator, 1 x rear double glazed window fitted robes and carpet.

Bedroom
11'1" x 13'2" (3.398 x 4.029)
2 x front double glazed window, carpet, 1 x radiator and fitted robes.

Landing
Carpet flooring and single wall light.

Bedroom
15'4" x 13'4" (4.691 x 4.071)
1 x front double glazed window, carpet flooring

Dressing Room
15'4" x 13'4" (4.691 x 4.071)
Carpet flooring, 1 rear double glazed window, 1 x radiator and fitted robes.

Ensuite
6'8" x 4'6" (2.045 x 1.397)
Shower cubicle, 1 x rear double glazed window, 1 x radiator, wash hand basin, w/c and storage cupboard.



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		87
(81-91) B		75
(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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