



This two bedroom terraced property has come to the market for sale with a long term sitting tenant. The apartment is well maintained and well presented throughout. Comprising on a spacious lounge, a modern fitted kitchen on the ground floor. The upper level has two double bedrooms and a bathroom. External: Parking bay and rear low maintenance yard. Location: Situated close to Stockton Town Centre, Teesside Retail Park and David Lloyds Gym.

Trinity Mews, Thornaby, Stockton-On-Tees, TS17 6BQ
2 Bed - House - Terraced
£85,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Trinity Mews, Stockton-On-Tees, TS17 6BQ

LOUNGE
 15'3 x 11'11 (4.65m x 3.63m)
 Via entrance door with double glazed window to side aspect, carpet flooring, radiator and stairs to upper level.

KITCHEN
 9'1 x 11'10 (2.77m x 3.61m)
 Double glazed window to rear aspect, radiator, tiled flooring, single glazed double doors to rear aspect, gas hob, spot lights and radiator.

LANDING
 6'4 x 2'9 (1.93m x 0.84m)
 Carpet, loft access and panelling.


BEDROOM ONE
 7' x 11'11 (2.13m x 3.63m)
 Single glazed window to front aspect, carpet and radiator.

BEDROOM TWO
 9'2 x 11'10 (2.79m x 3.61m)
 Single glazed window to rear aspect, carpet, radiator and loft access.

BATHROOM
 4'6 x 8'9 (1.37m x 2.67m)
 Bath, wash hand basin, WC, part tiling, radiator and storage.



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			
(69-80) C		70	
(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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