



Smith & Friends Estate Agents are delighted to market Diamond Road, Thornaby. This would be an ideal first time buyer purchase or a great investment buy. The property comprises of an entrance, cloakroom, kitchen to the front of the property and an open lounge overlooking the rear garden. The upper level offers two double bedrooms and a bathroom. External: Double parking space to the front and an enclosed rear garden. Location: Situated in a popular area of Thornaby close to schools, shops and bus routes. The property can be sold with or without the sitting tenant. Call Smith and Friends to arrange any viewings.

Diamond Road, Thornaby, Stockton-On-Tees, TS17 8DD

2 Bed - House - Semi-Detached

£130,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Diamond Road, Stockton-On-Tees, TS17 8DD

- Entrance
- Kitchen
- Cloakroom
- Lounge
- Bedroom
- Bedroom
- Bathroom
- External



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		91
(81-91) B	77	
(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		

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

