



A 2 bedroom mid terrace house with gardens. Situated on the popular development of Victoria Lock, close to University. Benefits inc: gas central heating and double glazing. Accommodation briefly comprising: Lounge with integral staircase, Kitchen, patio doors leading to rear garden. 2 double Bedrooms. Bathroom/WC with panel bath and overhead shower plus shower screen. Allocated parking.

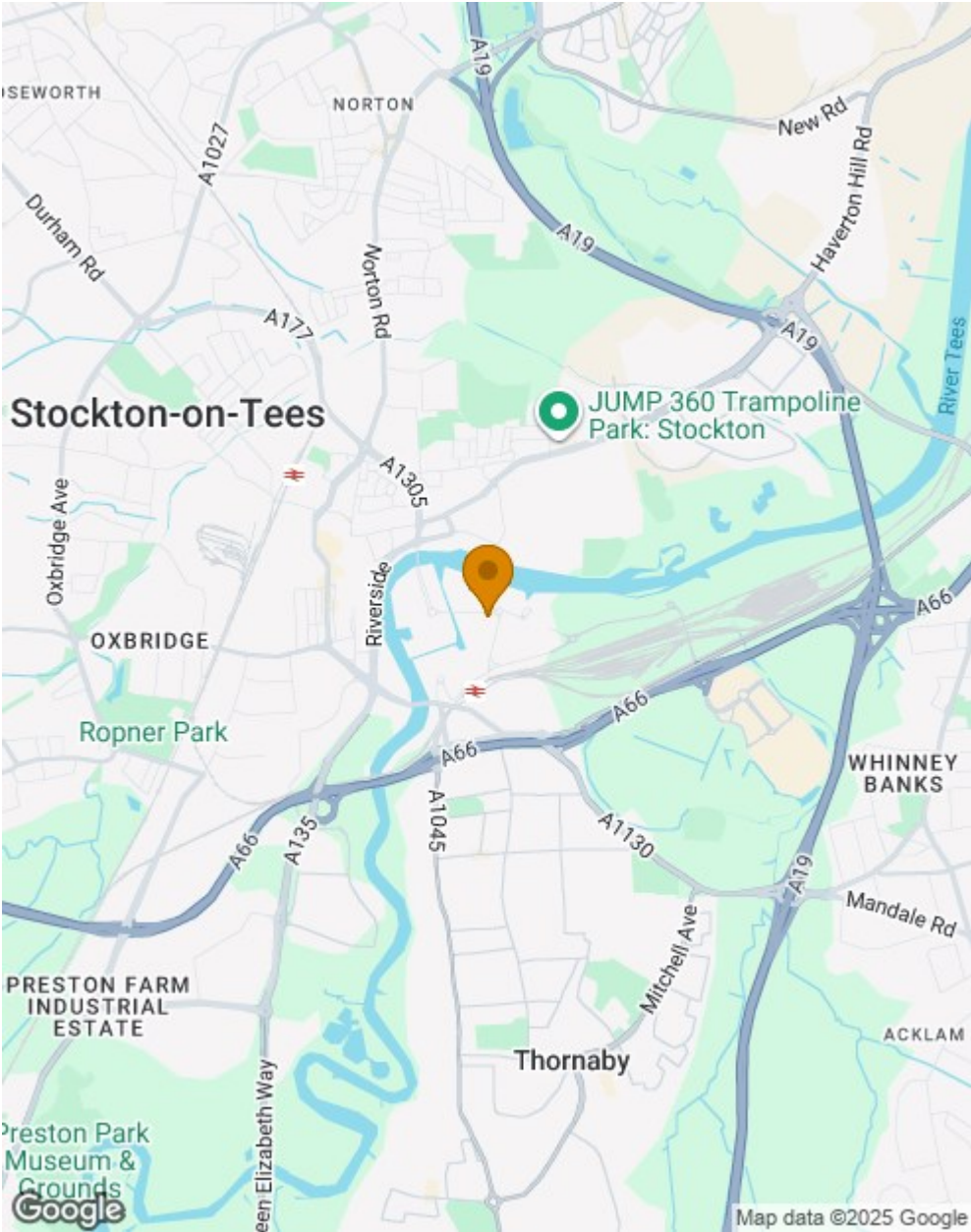
To be sold with tenant in situ.
Current tenant pays £575 per calendar month.

Trinity Mews, Thornaby, Stockton-on-Tees, TS17 6BQ
2 Bed - House - Terraced
Offers In Excess Of £105,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold

 **SMITH & FRIENDS**
ESTATE AGENTS

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

- Reception
- Bedroom
- Bedroom
- Kitchen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.

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