



**PUBLIC NOTICE**

Smith and Friends are now in receipt of an offer for the sum of £57,500 for 80 Gilmour Street TS17 6JR. Anyone wishing to place an offer on this property should contact Smith and Friends, Barwick Lodge, Ingleby barwick TS17 0RH, 01642 762944 before exchange of contracts.

A three-bedroom end terrace house with gardens to the front and rear and off-street parking. The property would be ideal for a first time buyer or landlord/ investor looking for a buy to let property. In need of full improvement but offering excellent potential.

Gilmour Street is located off Westbury Street within walking distance of local shops, a primary school, regular bus services to Thornaby and Stockton Town Centre and an excellent network of roads providing easy access to the surrounding residential and commercial areas.

With the benefit of gas heating and upvc double glazing the accommodation briefly comprises: Lounge, fitted Kitchen/ Dining, Landing, three Bedrooms and Bathroom/wc with a white suite.

**Gilmour Street, Thornaby, TS17 6JR**  
**3 Bed - House - End Terrace**  
**£60,000**  
**EPC Rating: C**  
**Council Tax Band: A**  
**Tenure: Freehold**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS

# Gilmour Street, Thornaby, TS17 6JR

Lounge  
13'2 x 13'10 (4.01m x 4.22m)

Kitchen/ Dining Room  
13'10 x 10'4 (4.22m x 3.15m)

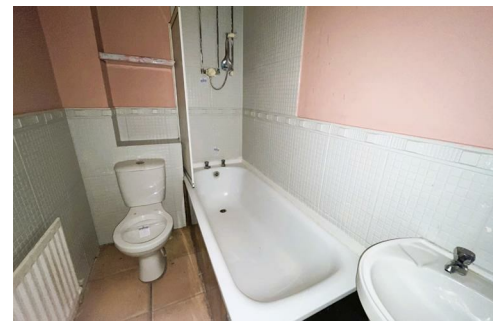
Landing

Bedroom 1  
10'6 x 9'0 plus door recess (3.20m x 2.74m plus door recess)

Bedroom 2  
9'6 x 6'6 plus door recess (2.90m x 1.98m plus door recess)

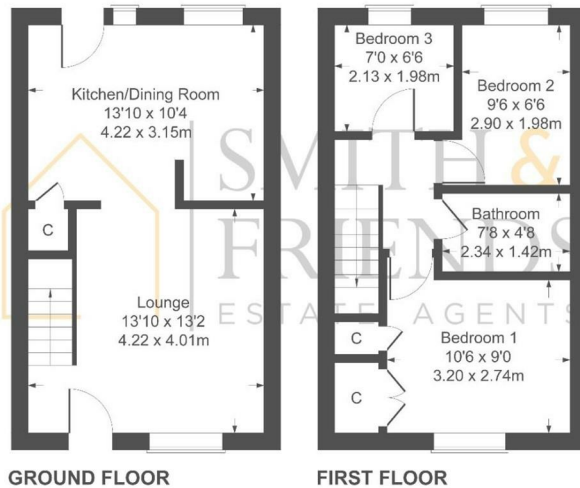
Bedroom 3  
7'0 x 6'6 (2.13m x 1.98m)

Bathroom/ Wc  
7'8 x 4'8 (2.34m x 1.42m)



## Gilmour Street

Approximate Gross Internal Area  
664 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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			90
(81-91) B			
(69-80) C		71	
(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

Barwick Lodge, Ingleby Way, Ingleby Barwick,  
TS17 0RH  
01642 762944  
inglebybarwick@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

