



**Park Terrace, Thornaby, TS17 6HQ**  
**3 Bed - House - Mid Terrace**  
**£75,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS







# Park Terrace, Thornaby, TS17 6HQ

We are acting in the sale of the above property and have received an offer of £70,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place  
The Energy Performance Certificate Rating is D

\*\*\* IDEAL BUY-TO-LET or FIRST TIME BUYER \*\*\*  
\*\*\* GREAT INVESTMENT OPPORTUNITY \*\*\*

SMITH & FRIENDS are pleased to bring to the market this 3-storey Mid-Terraced House, located within Thornaby, Stockton-on-Tees. The property overlooks Victoria Recreation Park, within close proximity of shops and restaurants, with easy access to the A19 & A66.

The property briefly consists of; Entrance Hall with stairs leading to the first floor, Leading into the Open Plan Lounge/Dining Room, Kitchen with understairs Storage, Utility Area, Ground Floor Family Bathroom.

## GROUND FLOOR

### Entrance Hall

### Lounge

11'10" x 11'0" (3.63m x 3.36m)

### Dining Room

13'2" x 11'0" (4.02m x 3.36m)

### Kitchen

12'5" x 7'9" (3.81m x 2.37m)

### Utility Area

### Family Bathroom

## FIRST FLOOR

### Bedroom 1

12'9" x 12'0" (3.91m x 3.68m)

### Bedroom 2

12'11" x 8'1" (3.95m x 2.48m)

### Bedroom 3

9'8" x 7'9" (2.95m x 2.37m)

## SECOND FLOOR

### Spare Room (Bedroom 4)

12'10" x 12'4" (3.93m x 3.77m)

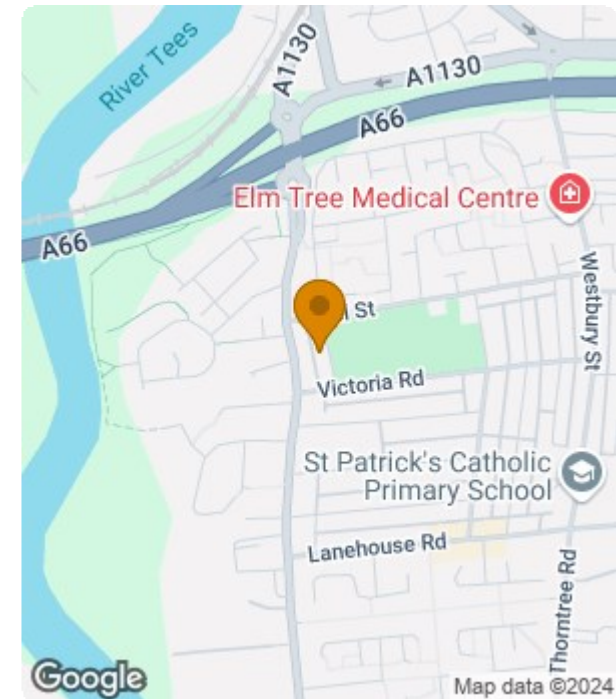


# Park Terrace, Thornaby

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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