



Grange Road, Thornaby, TS17 6LT
3 Bed - House - Terraced
£55,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Grange Road, Thornaby, TS17 6LT

37 Grange Road, Thornaby, TS17 6LT

We are acting in the sale of the above property and have received an offer of £60,000 on the above property. Smith & Friends Estate Agents, Barwick Lodge, Ingleby Barwick, TS17 0RH. 01642 762 944

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

*** NO CHAIN SALE ***
*** IDEAL FOR BUY-TO-LET INVESTOR or DEVELOPER ***

NEW TO THE MARKET, We offer for sale this Three Bedroomed mid-terraced house offering generous sized accommodation that would appeal to the growing family. However, the property would benefit from some further upgrading and improving, this property could also suit an investor/buy-to-let.

The accommodation briefly comprises of an Entrance Hall, Lounge through Diner, fitted Kitchen with Rear Lobby and Downstairs WC. On the First Floor is a Landing, Three Bedrooms and Bathroom with separate WC. Externally, the property has an enclosed private rear yard, and to the front is a small forecourt and on-street parking. The property is situated close to local amenities and has good transport links out to all major routes.

For a viewing contact SMITH & FRIENDS Ltd - Estate agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall
12'9" x 5'4" (3.90m x 1.63m)

Lounge / Diner
11'1" x 10'8" (3.38m x 3.26m)
Dining Area - 3.90m x 2.97m

Kitchen
16'6" x 9'1" (5.05m x 2.77m)

Utility Room
7'10" x 7'1" (2.39m x 2.16m)

Downstairs WC
2'6" x 3'11" (0.78m x 1.20m)

FIRST FLOOR

Landing
12'10" x 5'3" (3.92m x 1.62m)
Additional - 1.83m x 1.61m

Bedroom 1
11'1" x 14'3" (3.38m x 4.36m)

Bedroom 2
12'9" x 8'5" (3.91m x 2.59m)

Bedroom 3
7'0" x 9'1" (2.15m x 2.77m)

Family Bathroom
6'0" x 5'1" (1.84m x 1.55m)

Separate WC
2'8" x 3'5" (0.83m x 1.06m)





Ground Floor



Floor 1

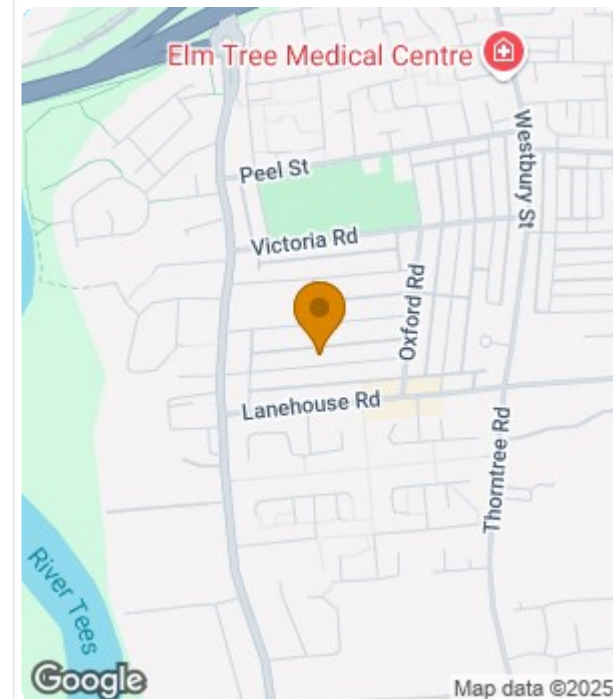
Approximate total area⁽¹⁾
1044.84 ft²
97.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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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.