



Laburnum Avenue, Thornaby, TS17 8ND
2 Bed - House - Terraced
£57,500

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Laburnum Avenue, Thornaby, TS17 8ND

*** IDEAL FOR INVESTOR / DEVELOPER ***
*** PROPERTY IS IN NEED OF FULL REFURBISHMENT ***

We are acting in the sale of the above property and have received an offer of £ 57,000 on the above property.

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

NEW TO THE MARKET with Smith & Friends Estate Agents, this Two Bedroom Mid-Terraced Property situated within Thornaby, Stockton-on-Tees, situated off Thornaby Road close to local schooling and nearby Thornaby town centre.

The Property Briefly Comprises of; Entrance Hallway, Living Room, Inner Hall and Kitchen/Diner to the ground floor. The First Floor has Two Double Bedrooms and a Family Bathroom.

Externally, the Property has a Spacious Front Garden, whilst the Rear of the Property has an Enclosed Rear Garden with a Separate Outbuilding.

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



GROUND FLOOR

5'11" x 7'1" (1.81m x 2.16m)

Entrance Hallway

3'7" x 3'6" (1.11m x 1.07m)

Living Room

11'9" x 14'0" (3.60m x 4.28m)

Inner Hallway

2'11" x 8'7" (0.89m x 2.63m)

Kitchen / Diner

15'2" x 8'9" (4.63m x 2.69m)

FIRST FLOOR

Landing

5'10" x 2'8" (1.79m x 0.82m)

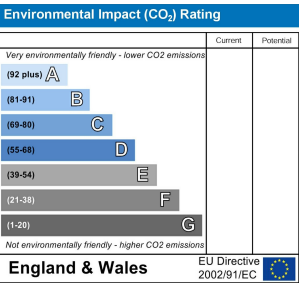
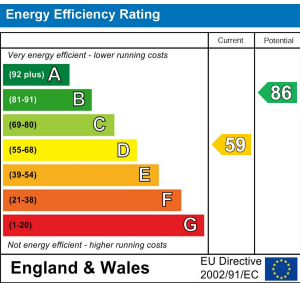
Bedroom 1

17'1" x 11'10" (5.22m x 3.62m)

Bedroom 2

10'10" x 10'4" (3.32m x 3.15m)

Family Bathroom





Ground Floor



Floor 1

Approximate total area⁽¹⁾

675.33 ft²

62.74 m²

Reduced headroom

9.15 ft²

0.85 m²

(1) Excluding balconies and terraces

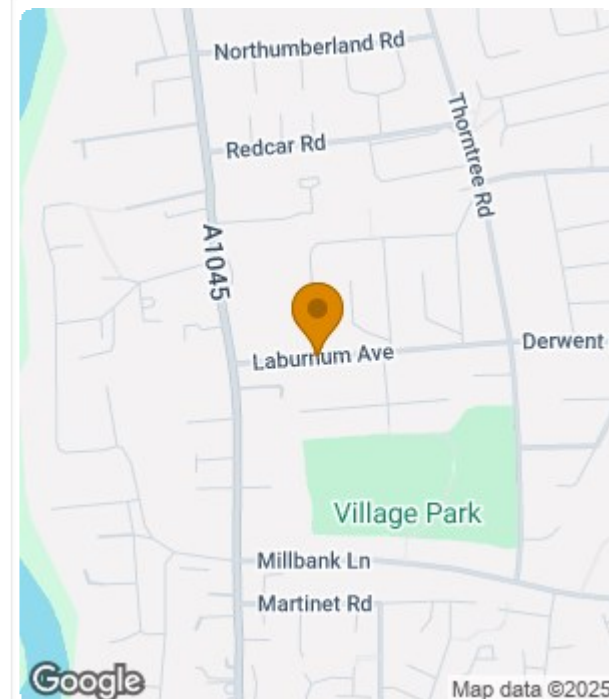
Reduced headroom

----- Below 5 ft/1.5 m

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		86
(81-91) B		
(69-80) C		59
(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	

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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk

