



Allensway, Thornaby, TS17 9JR
2 Bed - Flat
£59,950

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Allensway, Thornaby, TS17 9JR

Flat 6, Stainsby Grange House, Thornaby, Stockton-on-Tees, TS17 9JR

We are acting in the sale of the above property and have received an offer of £63,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

*** IDEAL FOR FIRST TIME BUYER ***

*** FIRST FLOOR APARTMENT ***

NEW TO THE MARKET, with Smith & Friends, this lovely two bedroom first floor apartment, within Thornaby Town Centre, Stockton-on-Tees, is a perfect first time buyers home, or an ideal Buy-to-Let investment property.

The property briefly comprises of; Entrance Hall, Open-Plan Lounge / Dining / Kitchen, Two Double Bedrooms and Family Bathroom.

The Lounge has French Doors and Juliette Balcony, whilst the bathroom has a separate Shower and Bath.

The property has Double Glazing and Electric Heating, with allocated parking bay and secure intercom access.

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

Entrance Hall

4'5" x 8'8" (1.37m x 2.65m)

Lounge / Kitchen / Diner

22'0" x 11'5" (6.72m x 3.49m)

Bedroom 1

17'7" x 8'7" (5.38m x 2.64m)

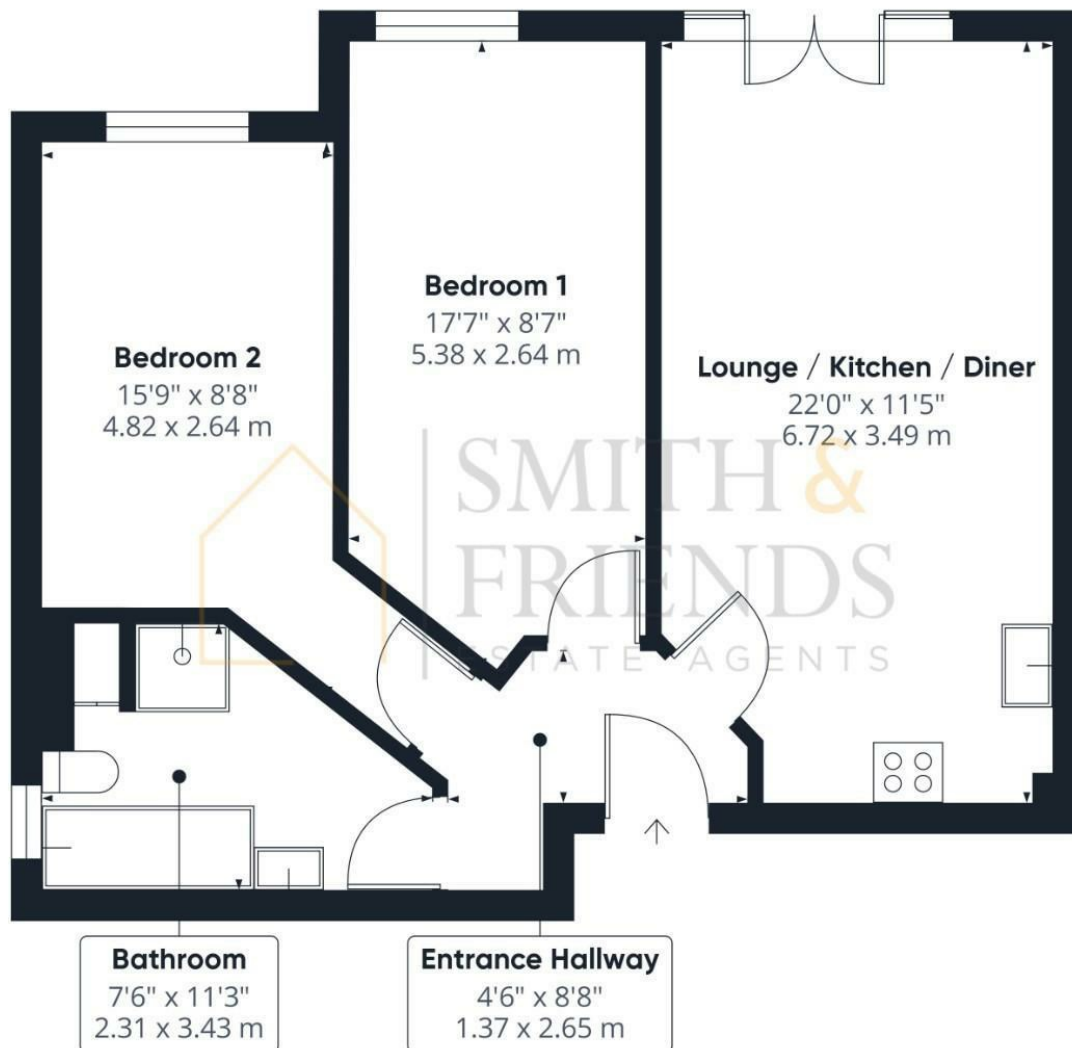
Bedroom 2

15'9" x 8'7" (4.82m x 2.64m)

Family Bathroom

7'6" x 11'3" (2.31m x 3.43m)





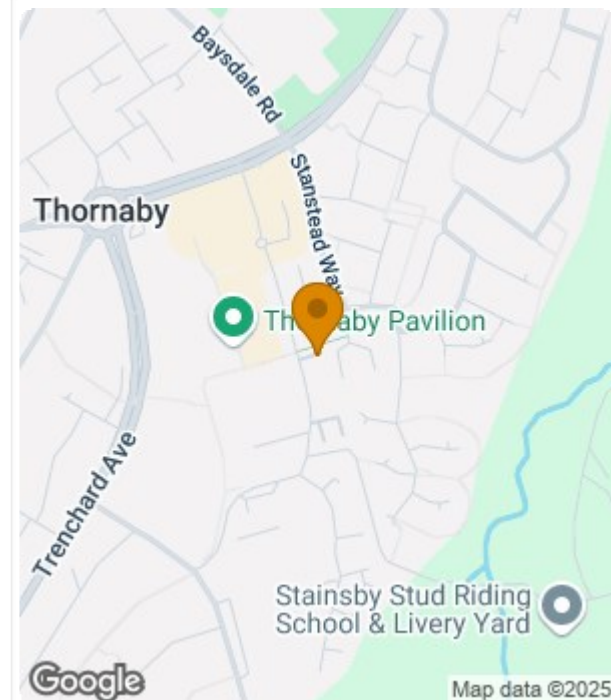
Approximate total area⁽¹⁾
634 ft²
58.9 m²

(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		84
(69-80) C		
(55-68) D	69	
(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

