



Allensway, Thornaby, TS17 9JR
2 Bed - Flat
£65,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Allensway, Thornaby, TS17 9JR

*** IDEAL FOR FIRST TIME BUYER / INVESTOR ***

*** GROUND FLOOR APARTMENT ***

NEW TO THE MARKET, with Smith & Friends, this lovely two bedroom ground 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 to the rear carpark, 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 Hallway

6'5" x 8'7" (1.98m x 2.64m)

Lounge / Diner / Kitchen

14'11" x 11'0" (4.55m x 3.36m)

Kitchen Area (1.99m x 2.33m)

Bedroom 1

13'0" x 8'5" (3.97m x 2.59m)

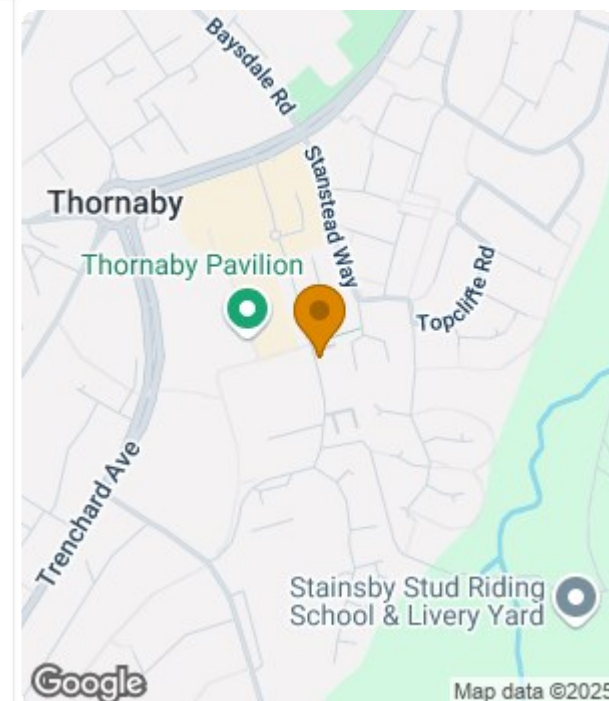
Bedroom 2

14'11" x 8'9" (4.55m x 2.67m)

Family Bathroom

5'0" x 10'1" (1.53m x 3.09m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(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.

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