



PH ESTATE AGENTS



3 Grange Road

Thornaby, Stockton-On-Tees, TS17 6LT

£75,000



A spacious three-bedroom terraced house, perfect for first time buyers, on movers or as a SUPERB INVESTMENT OPPORTUNITY. This property boasts three generously sized bedrooms, an expansive open-plan reception area perfect for entertaining, and lofty high ceilings that enhance the sense of space throughout the home.

The current tenant is paying £500 per calendar month (over 8% yield) on a month by month rolling contract (which can be extended, with a rent increase or notice served for vacant possession if required).

Viewings and offer welcomed



ENTRANCE 3'1 x 3'1 (0.94m x 0.94m)

Step through the double-glazed composite door into a welcoming and compact entry space that ushers you into the main hallway.

HALLWAY 19'11 x 5'2 (6.07m x 1.57m)

The entryway unfolds into a corridor with a grey carpet underfoot, leading to a staircase that ascends to the upper level, as well as providing entry to both the reception area and the kitchen. A central heating radiator stands ready to infuse the space with warmth.

RECEPTION ROOM 24'4 x 10 (7.42m x 3.05m)

The reception room is an open-concept design, seamlessly blending the living and dining spaces into a harmonious area for relaxation and meals. The front of the room is graced by an elegant bay window, complete with a radiator beneath, while an additional double-glazed window at the rear, paired with another radiator, ensures the space is bathed in natural light. The room's neutral decor, coupled with lofty ceilings, creates an airy and expansive feel. It features a charming fireplace, crowned with an electric fire and a tasteful surround, adding a touch of sophistication.

KITCHEN 16'4 x 9'2 (4.98m x 2.79m)

Nestled at the back of the house, the kitchen has an array of wooden wall and base units, integrated appliances including an oven, hob, and extractor fan, all set against a backdrop of sleek black tile splash backs. The boiler finds its home here, and a uPVC door invites one out to the rear yard, while a generous side double-glazed window floods the space with light.

LANDING 19'3 x 5'8 (5.87m x 1.73m)

The landing, consistent in its grey carpeting, acts as a crossroads to the home's private quarters, including the bedrooms, the family bathroom, and a loft space above.

BEDROOM ONE 10'10 x 14'7 (3.30m x 4.45m)

Bedroom one, positioned at the front, basks in an abundance of natural light streaming through two double-glazed windows. It's a tranquil retreat, neutrally decorated, with modern grey carpeting and a central heating radiator to keep the chill at bay.

BEDROOM TWO 12'10 x 9'9 (3.91m x 2.97m)

Bedroom two is a generously proportioned sanctuary with a window overlooking the rear and a substantial radiator for cosy warmth. The room's spaciousness makes it a versatile space for rest or activity.

BEDROOM THREE 7' x 9'2 (2.13m x 2.79m)

Bedroom three, though the most modest in size, is no less comfortable, featuring a rear-facing window with a radiator below. It offers ample space for a single bed and accompanying furnishings, making it a perfect, cosy retreat.

FAMILY BATHROOM 8'10 x 5'1 (2.69m x 1.55m)

The family bathroom is a sanctuary of simplicity, featuring a three-piece suite: a toilet, basin, and a bath with an overhead shower. A central heating radiator ensures comfort, while a side double-glazed frosted window maintains privacy. White cladding adorns the walls, marrying style with practicality for effortless maintenance.

EXTERNAL

Externally, the property has a secure yard, providing a slice of outdoor space for relaxation or play. On-street parking is conveniently available, adding to the practical features of this charming abode.

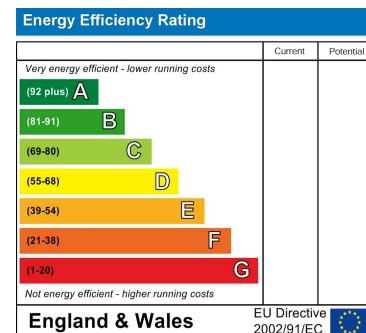
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.