



## 95 Thornton Street , Middlesbrough, TS3 6PJ

Offers In The Region Of £65,000



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## Entrance

9'5" x 2'11" (2.88 x 0.90)

As you enter the property through a solid wooden door you enter a clean and welcoming hallway with a large radiator leading to the stairs and Reception/Dining room.

## Reception room/ Dining room

23'11" x 9'3" (7.29 x 2.84)

As you enter the reception/dining room you will see two uPVC windows either end of the property allowing lots of natural light to flow throughout the rooms. The dining room has a small cupboard situated under the stairs.

## Kitchen

14'5" x 6'11" (4.41 x 2.13)

The kitchen that is situated at the rear of the property has plenty of space with a large uPVC window allowing lots of natural light. This property offers plenty of potential to renovate into stylish modern kitchen.

## Family Bathroom

5'0" x 6'5" (1.54 x 1.98)

The family bathroom is functional but would benefit from some refreshment. It features a white three piece bathroom suite including a toilet, basin and bath. Window situated at the back of the property looking into the yard.

## Bedroom 1

9'11" x 11'5" (3.04 x 3.50)

bedroom 1 is situated at the front of the property, it is a generous space with plenty of natural light. This room features built in storage in the corner of the room with plenty of space for a double bed.

## Bedroom 2

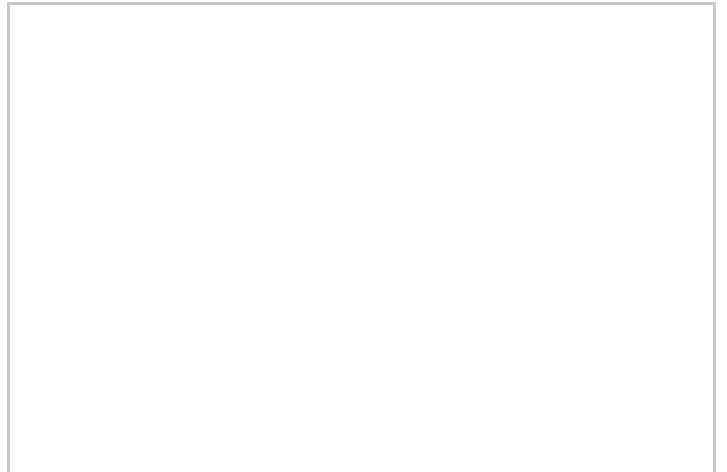
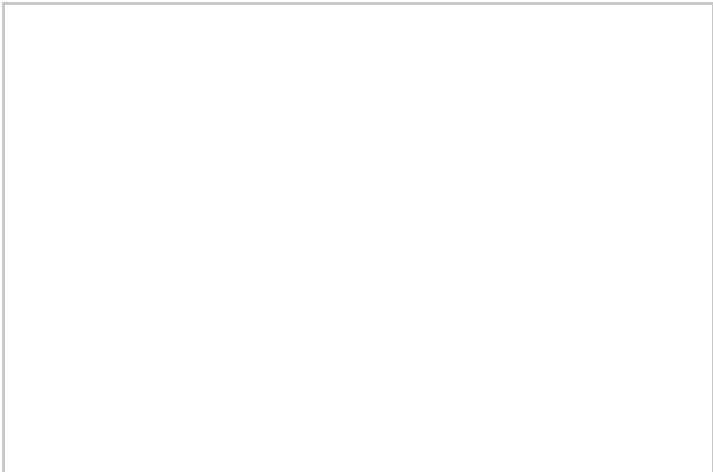
11'10" x 7'6" (3.63 x 2.29)

Bedroom 2 has lots of potential for a bedroom that would comfortably fit a single bed with plenty of room available.

## Bedroom 3

9'1" x 7'0" (2.78 x 2.14)

Bedroom 3 whilst its the smallest bedroom in the property and is located at the back of the property it has plenty of potential to be a cosy and inviting guest bedroom or home office.



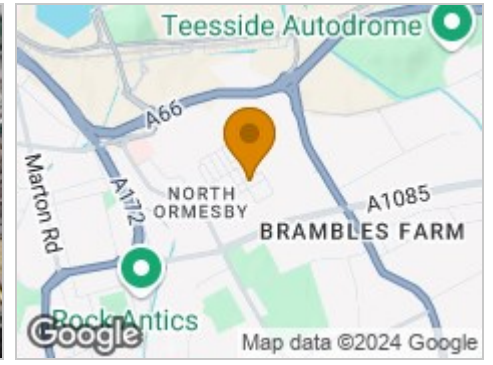
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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