



Welcome to the market this lovely mid-terrace home, ideally positioned just off Cunningham Drive in Thornaby. Perfect for first-time buyers or investors and would achieve a good rental yield, this property offers comfortable living in a convenient location close to local shops, Thornaby Town Centre, Ingleby Barwick, and well-regarded schools, with excellent access to the A19. Offered with no forward chain and vacant possession, it's ready for its new owners to move straight in. A bus stop directly outside adds extra convenience for those who rely on public transport. Inside, the accommodation features an entrance hallway, a welcoming lounge, and a fitted kitchen on the ground floor. Upstairs, there are three bedrooms and a family bathroom. Externally, you'll find a low-maintenance rear garden and parking to the rear in addition to a detached garage. Early viewing is strongly recommended—call today to arrange your viewing!

**Vulcan Way, Thornaby, Stockton-On-Tees, TS17 9PE**

**3 Bed - House - Mid Terrace**

**Chain Free £85,000**

**EPC Rating: C**

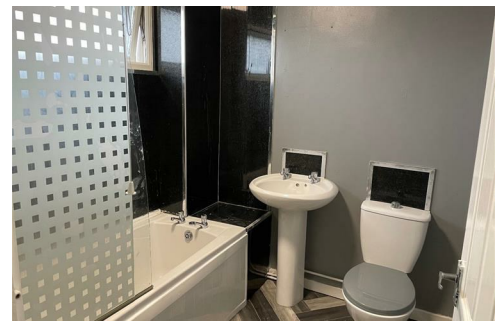
**Council Tax Band: A**

**Tenure: Freehold**



# Vulcan Way, Stockton-On-Tees, TS17 9PE

- Hallway
- Lounge
- Kitchen
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bathroom
- External



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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