







NO FORWARD CHAIN – VACANT POSSESSION – GENEROUS REAR GARDEN OVERLOOKING PARKLAND

An excellent opportunity to acquire this THREE BEDROOM mid-terrace property, pleasantly positioned within a cul-de-sac in Thornaby. Offered to the market with no forward chain and vacant possession, this appealing home offers well-proportioned accommodation and would make an ideal purchase for first-time buyers, young families or investors alike.

The property enjoys a desirable position with the rear garden overlooking neighbouring parkland, providing a pleasant outlook and a lovely outdoor setting.

The internal accommodation briefly comprises an entrance area, convenient ground floor cloakroom/WC, comfortable lounge and fitted kitchen. To the first floor are three bedrooms, together with a family bathroom.

Externally, the property benefits from a gated driveway to the front, providing valuable off-street parking. To the rear is a generously sized garden, offering excellent potential for outdoor entertaining, family activities or simply relaxing while enjoying the open outlook across the park.

Situated in an established residential area of Thornaby, the property is conveniently placed for local schools, shops, amenities and transport links.

With no onward chain, generous outdoor space and a pleasant cul-de-sac setting, early viewing is highly recommended to appreciate the potential this property has to offer.

Laurel Avenue, Stockton-On-Tees, TS17 8NA
3 Bed - House - Mid Terrace
£100,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Laurel Avenue, Stockton-On-Tees, TS17 8NA

ENTRANCE HALLWAY
Front entrance door, flooring, radiator, stairs to upper level.

CLOAKROOM/WC
Double glazed window to front aspect, vanity wash hand basin and WC, flooring.

LOUNGE
Double glazed windows to front and rear aspects, two radiators, flooring, storage cupboard.

KITCHEN
Double glazed window to rear aspect, door to rear aspect, gas hob with built-in oven and grill, breakfast bar, flooring.

LANDING
Double glazed window to front aspect, loft access, carpet.

BEDROOM ONE
Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO
Double glazed window to rear aspect, carpet, storage cupboard housing the boiler, radiator.

BEDROOM THREE
Double glazed window to front aspect, carpet, radiator.

BATHROOM
Double glazed window to front aspect, bath, shower, wash hand basin, WC.











Laurel Avenue, Stockton-On-Tees, TS17 8NA

SMITH & FRIENDS
ESTATE AGENTS



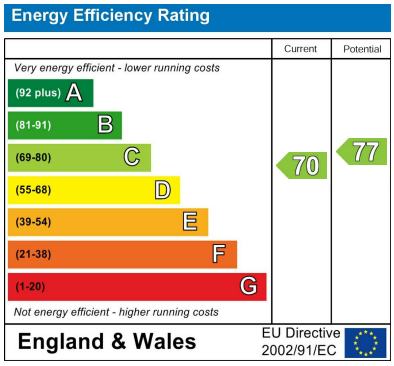




www.smith-and-friends.co.uk

Laurel Avenue, Stockton-On-Tees, TS17 8NA





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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

SMITH & FRIENDS ESTATE AGENTS