



An excellent opportunity for first-time buyers or investors seeking a ready-to-let rental purchase, offered to the market with no forward chain and vacant possession, allowing for a straightforward and speedy transaction.

This three-bedroom end-terrace property enjoys a pleasant position not overlooked to the front, providing a greater sense of privacy compared with many similar homes. The property offers well-proportioned accommodation arranged over two floors and presents a fantastic opportunity for buyers to personalise or enhance to their own taste.

Upon entering the property, you are welcomed directly into a comfortable lounge, creating a warm and inviting living space ideal for relaxing or entertaining. A lobby/hallway area leads through to the spacious kitchen, which provides ample room for cooking, dining, and storage, making it a practical hub of the home.

To the first floor, the property offers three bedrooms, including a generous main bedroom fitted with built-in wardrobes, providing useful storage space. The remaining bedrooms are suitable for family living, guests, or a home office. A family bathroom completes the upper-level accommodation.

Externally, the end-terrace position provides additional side access and a sense of openness to the front.

Longbeck Way, Thornaby, Stockton-On-Tees, TS17 9RH

3 Bed - House - End Terrace

£95,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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LOUNGE

Front entrance door, double glazed bay window to front aspect, carpet, radiator, storage cupboard, uPVC door, archway to lobby.

LOBBY

Radiator, flooring, stairs to upper level.

KITCHEN

Double glazed window to rear aspect, partly tiled, radiator, flooring.

LANDING

Carpets, loft access, storage cupboard.

BEDROOM ONE

Double glazed window to front aspect, radiator, fitted wardrobes, carpet.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to front aspect, radiator, carpet.

BATHROOM

Two double glazed windows to rear aspect, bath, shower, wash hand basin, WC, heated towel rail, flooring.

OUTSIDE

Low maintenance rear garden.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(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	

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