



Lanehouse Road
Thornaby, Stockton-On-Tees

£75,000
ENERGY RATING: D-64

Excellent investment opportunity or first time buy. A spacious two bedroom, two reception room terraced property with modern kitchen and bathroom and an additional cloaks/WC to the ground floor. Close to local amenities and benefitting from UPVC double glazing and gas combi central heating. Available with No Onward Chain! Energy Rating: D-64. Council Tax Band: A (£1,634.11).



- Two Bedroom Terraced House • Two Reception Rooms • Recently Fitted Kitchen • Modern Bathroom • Additional Cloaks/WC

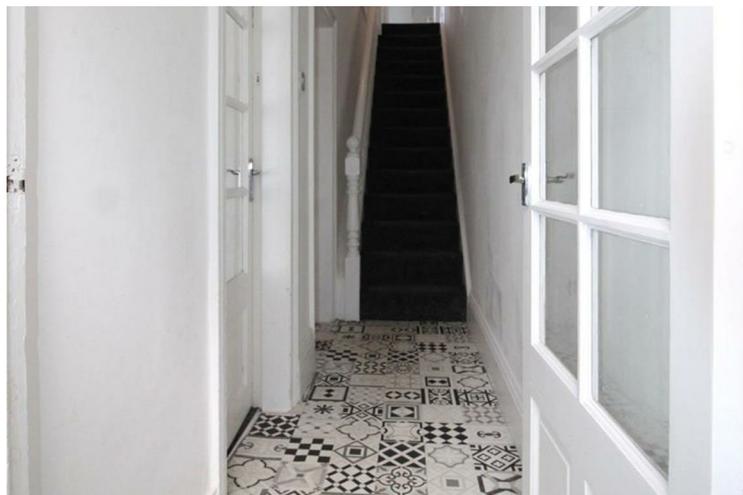
Entrance Hall

Internal glazed door to hallway. Staircase to first floor, under stairs cupboard and a radiator.

Reception Room 1

4.20m x 3.46m (13'9" x 11'4")

Front aspect UPVC double glazed bay window, coving and a radiator.



Reception Room 2

3.84m x 3.45m (12'7" x 11'3")

Rear aspect UPVC double glazed window, laminate flooring and a radiator.

Kitchen

3.82m x 2.39m (12'6" x 7'10")

Side aspect UPVC double glazed window and door to yard. A range of base and wall units with tied splashbacks and wood effect worktops incorporating stainless steel sink and mixer tap. Integrated gas hob with oven below and extractor hood over. Space for washer and fridge freezer, laminate flooring, radiator and spot lights.



Cloaks/WC

Side aspect UPVC double glazed window, pedestal sink and low level WC. Laminate floor and a radiator.

First Floor Landing



- NO FORWARD CHAIN!
- Energy Rating: D-64
- Council Tax Band: A (£1,557.34)



Bedroom 1

3.44m x 4.54m (11'3" x 14'10")

Front aspect UPVC double glazed window, feature fireplace, built in cupboard and a radiator.

Bedroom 2

3.83m x 2.73m (12'6" x 8'11")

Rear aspect UPVC double glazed window, feature fireplace and a radiator.



Bathroom

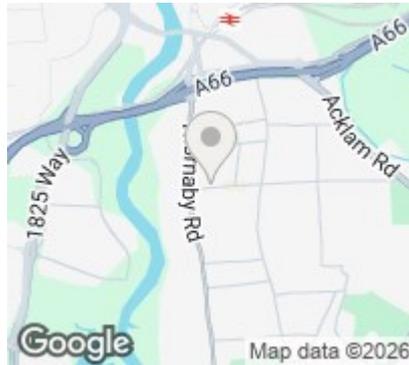
3.02m x 2.34m (9'10" x 7'8")

Rear aspect UPVC double glazed window. Modern white suite comprising: panel enclosed bath with shower over and glass screen, pedestal sink and low level WC. UPVC clad walls and a radiator.

Rear Yard

Enclosed yard with gate to rear alley.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales
 63 Queensway
 Billingham
 TS23 2LU

01642530919
 info@drummondstates.co.uk
 www.drummondstates.co.uk

