



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Smith & Friends Estate Agents are pleased to present this beautifully refurbished property, offering a fantastic opportunity for both first-time buyers and investors alike. Finished to a high standard throughout, the home has been thoughtfully updated to provide modern, comfortable living in a convenient and well-established residential area.

Situated in the ever-popular location of Thornaby, the property benefits from excellent access to a wide range of local amenities, including shops, schools, and transport links, all within easy reach. This makes it an ideal choice for those seeking both convenience and community.

Internally, the property has been significantly improved, featuring a stylish, contemporary kitchen fitted with modern units and fixtures, alongside a newly installed bathroom designed with both practicality and comfort in mind.

Laburnum Avenue, Thornaby, Stockton-On-Tees, TS17 8ND

3 Bed - House - Terraced

Starting Bid £85,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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ENTRANCE HALLWAY

uPVC front entrance door, stairs to upper level, carpet.

LOUNGE

Carpet, spot lights, radiator, double glazed bay window to front aspect.

KITCHEN

Two double glazed windows to rear aspect, spot lights, flooring, radiator, uPVC door. to rear aspect.

LANDING

Carpet, loft access.

BATHROOM

Bath, shower, wash hand basin, WC, spot lights, heated towel rail, cupboard, double glazed window to rear aspect.

BEDROOM ONE

Double glazed window to front aspect, radiator, carpet.

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.



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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	