



Murton Close, Thornaby, TS17 0ER
2 Bed - Bungalow - Semi Detached
£125,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold





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Smith and Friends are now in receipt of an offer for the sum of £102,000 for 11 Murton Close Thornaby. Anyone wishing to place an offer on the property should contact Smith and Friends Ingleby Barwick on 01642 762944 prior to exchange of contracts.

**** NO CHAIN ****

**** IDEAL FOR INVESTORS OR DEVELOPERS LOOKING FOR A FLIP PROJECT OR BUYERS TO REFURBISH ****

An excellent opportunity to acquire this two-bedroom semi-detached bungalow, pleasantly positioned within a quiet cul-de-sac in the ever-popular area of Thornaby. Offering fantastic potential, the property is in need of full refurbishment throughout – a factor reflected in the attractive asking price – making it an ideal project for investors, developers or buyers looking to create a home tailored to their own specification.

Internally, the accommodation comprises a welcoming entrance hall leading to a spacious, light-filled lounge with excellent natural light. There are two generous double bedrooms, providing well-proportioned living space, along with a bathroom and kitchen area ready for modernisation.

Externally, the property benefits from a detached garage and driveway parking, offering ample off-street parking. The enclosed rear garden presents further scope to landscape and enhance.

The location is a key feature, set within a pleasant residential cul-de-sac close to local amenities, shops and everyday conveniences. Excellent transport links are easily accessible, with swift connections to the A19, A66 and A174, making this an ideal base for commuters.

Early viewing is highly recommended to appreciate the potential on offer - contact Smith & Friends Ingleby Barwick

Hallway

3'1" x 9'11" (0.96m x 3.04m)

Kitchen

8'11" x 13'10" (2.72m x 4.23m)

Bathroom

5'4" x 6'7" (1.64m x 2.03m)

Bedroom 1

8'6" x 17'7" (2.60m x 5.37m)

Bedroom 2

8'10" x 8'9" (2.71m x 2.69m)

Lounge

10'5" x 15'4" (3.19m x 4.68m)

Garage

10'5" x 15'4" (3.19m x 4.68m)





Ground Floor Building 1



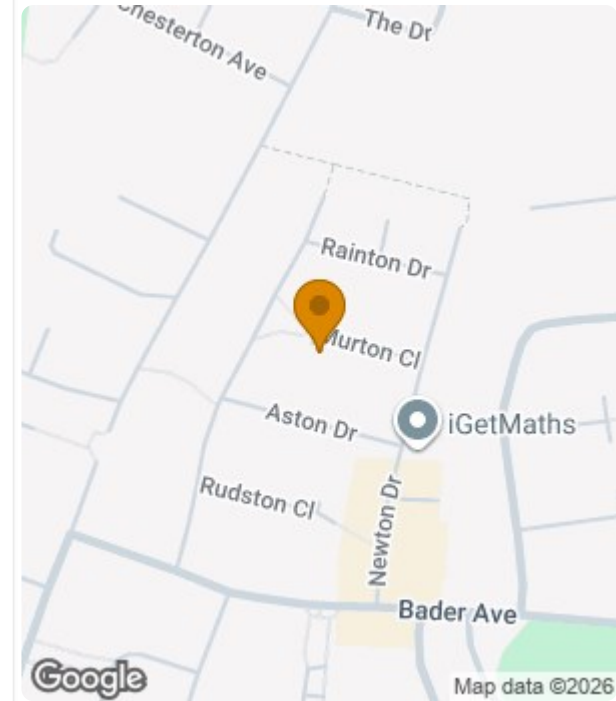
Ground Floor Building 2

Approximate total area¹⁾
803 ft²
74.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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