



Situated in Hazel Grove, Thornaby this three bedroom end terraced house has come to the market with no forward chain and vacant possession. The property comprises of an entrance hallway, leading to a spacious living area with patio doors opening out onto the rear garden. The fitted kitchen is a great size with a range of wall/base units, oven and gas hob. The upper level has three bedrooms and a family bathroom. The property is located in the Thornaby area and is close to shops, schools and local amenities. This would be an ideal investment purchase or a first time buyer.

**Hazel Grove, Thornaby, Stockton-On-Tees, TS17 8DS**  
**3 Bed - House - End Terrace**  
**£90,000**  
**EPC Rating:**  
**Council Tax Band: A**  
**Tenure: Freehold**



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# Hazel Grove, Stockton-On-Tees, TS17 8DS

## ENTRANCE HALLWAY

8'2 x 5'11 (2.49m x 1.80m)

Via uPVC double glazed front door with carpet, under stairs cupboard, radiator and stairs to upper level.

## LOUNGE

10'10 x 17' (3.30m x 5.18m)

Carpets, radiator and double glazed patio doors to the rear.

## KITCHEN

11'4 x 10'11 (3.45m x 3.33m)

Tiled flooring, double glazed window to rear aspect, double glazed door to side aspect, electric hob, built-in oven, one and a half stainless steel sink and drainer, cooker hood, wall and base units, part tiled walls and storage cupboard.

## LANDING

4'11 x 6'10 (1.50m x 2.08m)

Loft access and carpet.

## WC

5'11 x 2'8 (1.80m x 0.81m)

Fully tiled with WC and double glazed window to front aspect.

## BEDROOM 1

10' x 10'2 (3.05m x 3.10m)

Carpet, radiator and double glazed window to front aspect.

## BEDROOM 2

7'1 x 11'1 (2.16m x 3.38m)

Carpet, radiator and double glazed window to rear aspect.

## BEDROOM 3

9'10 x 6'4 (3.00m x 1.93m)

Carpet, radiator and double glazed window to rear aspect.

## BATHROOM

4'11 x 6'11 (1.50m x 2.11m)

Fully tiled bathroom with double glazed window to rear aspect, bath, shower, wash hand basin and radiator.

## OUTSIDE

To the rear is an enclosed garden which is lawned with patio area. There is also street parking available to the front of the property.



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		
(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	

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

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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