



This lovely size mature home located in Thornaby would be the perfect purchase. The property has the advantage of new carpets and gas boiler fitted July 2024. Comprising of an entrance hallway, dining room, lounge and kitchen/diner on the ground floor. The upper level has two double bedrooms both with fitted robes, a third bedroom and a bathroom. Internally the property offers good space throughout ideal for family living. The beautiful external rear garden has been well maintained having a patio/seating area, storage and a range of potted plants and flowers. Location: Excellent for schools, shops, local amenities and bus routes.

**Park Avenue, Stockton-On-Tees, TS17**

**7JN**

**3 Bed - House - Mid Terrace**

**£115,000**

**EPC Rating:**

**Council Tax Band: B**



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# Park Avenue, Stockton-On-Tees, TS17 7JN



## HALLWAY

9'9 x 5'7 (2.97m x 1.70m)

Carpet, radiator and under stairs cupboard.

## LIVING ROOM

9'10 x 13' (3.00m x 3.96m)

Double glazed bay window to front aspect, carpet, radiator and fire with surround.



## DINING ROOM

10'10 x 11'9 (3.30m x 3.58m)

Double glazed window to rear aspect, radiator and carpet.

## KITCHEN/DINER

15' x 6'10 (4.57m x 2.08m)

Double glazed window to rear aspect, radiator, uPVC double glazed door to rear aspect, storage cupboard, oven/grill and integrated gas hob.



## LANDING

8'1 x 6'3 (2.46m x 1.91m)

Loft access and carpet.

## BEDROOM 1

10'10 x 12'6 (3.30m x 3.81m)

Double glazed window to front aspect, radiator, carpet and sliding mirrored wardrobes.

## BEDROOM 2

9'11 x 12'6 (3.02m x 3.81m)

Double glazed window to rear aspect, radiator, carpet and fitted wardrobes.



## BEDROOM 3

6'7 x 6'8 (2.01m x 2.03m)

Double glazed window to front aspect, carpet and radiator.

## BATHROOM

5'6 x 7'0 (1.68m x 2.13m)

Bath, shower, WC, wash hand basin, radiator, part tiling and double glazed window to rear aspect.

## OUTSIDE

Well maintained and low maintenance rear garden with outhouse. The rear garden is well kept.

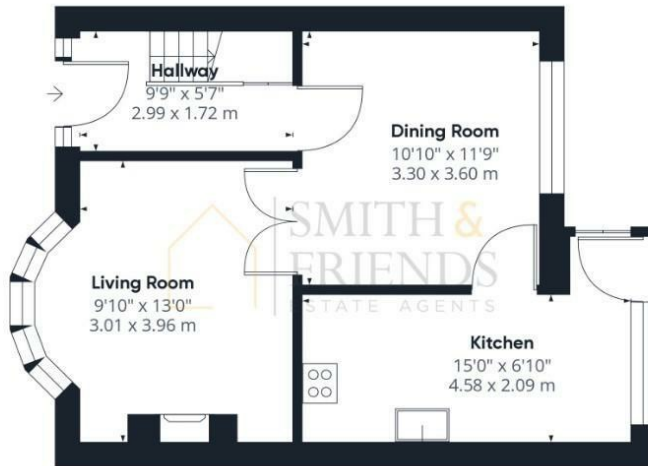


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# Park Avenue, Stockton-On-Tees, TS17 7JN



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
816.6 ft<sup>2</sup>  
75.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.

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

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