



This excellent size end terrace property comes to the market with three bedrooms, bathroom and separate w/c. The house is chain free and is advertised with vacant possession. With open plan lounge/diner this property would certainly appeal to a range of potential buyers. Located close to schools, shops and local amenities. Externally: Street parking and rear yard. Please call Smith & Friends to arrange a viewing.

**Ellerburne Street, Thornaby, TS17 7JL**  
**3 Bed - House - End Terrace**  
**£85,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



**Ellerburne Street, Thornaby, TS17 7JL**

**HALLWAY**

uPVC front door, laminate flooring and radiator.

**LOUNGE**

Open plan with dining area, double glazed bay window to front aspect, double glazed window to rear aspect, laminate flooring, 3 radiators.

**KITCHEN**

uPVC door to side aspect, double glazed window to rear aspect, radiator, laminate flooring, white kitchen units and storage.

**BATHROOM**

Bath, shower, wash hand basin, WC, cupboard, laminate flooring and double glazed window to side aspect.

**WC**

Double glazed window to side aspect, WC, wash hand basin, radiator and part tiling.

**LANDING**

Carpet, storage cupboard and loft access.

**BEDROOM 1**

Carpet, radiator and double glazed window to front aspect.

**BEDROOM 2**

Carpet, radiator and double glazed window to rear aspect.

**BEDROOM 3**

Double glazed window to rear aspect, radiator and carpet.



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) <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>		
	57	78
	EU Directive 2002/91/EC	