



This excellent plot in need of updating/refurbishment this three bedroom property comes to the market with no forward chain and vacant possession. Offering a generous garden and detached garage this house will be an ideal project purchase ready for the buyer to place their own stamp on it. Comprising of an entrance, good size lounge, kitchen and downstairs cloakroom on the ground floor. The upper level offers three bedrooms and bathroom with shower cubicle. Location: Malcolm Grove is a small grove located in Thornaby and is close to schools, shops and local amenities.

**Malcolm Grove, Stockton-On-Tees, TS17 8JL**

**3 Bed - House - Semi-Detached**

**£125,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**





# Malcolm Grove, Stockton-On-Tees, TS17 8JL



## ENTRANCE HALLWAY

3'10 x 3'5 (1.17m x 1.04m)

Front door, radiator and stairs upper level.

## CLOAKROOM/WC

5'2 x 2'8 (1.57m x 0.81m)

WC, part tiling and window to side aspect.

## LOBBY

3'1 x 2'9 (0.94m x 0.84m)

Door to side aspect, storage and access to cloakroom.

## LOUNGE

11'11 x 12'6 (3.63m x 3.81m)

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

## KITCHEN

8'6 x 9'2 (2.59m x 2.79m)

Carpet, double glazed window to rear aspect, part tiling, sink and drainer, storage cupboard and radiator.

## LANDING

3'10 x 6'4 (1.17m x 1.93m)

Double glazed window to side aspect, loft access and carpet flooring.

## BEDROOM 1

10'10 x 9' (3.30m x 2.74m)

Double glazed bay window to front aspect, carpet, radiator and built-in wardrobes.

## BEDROOM 2

9'9 x 8'9 (2.97m x 2.67m)

Double glazed window to rear aspect and radiator.

## BEDROOM 3

5'6 x 9'1 (1.68m x 2.77m)

Double glazed window to side aspect, radiator and carpet.

## BATHROOM

5'5 x 6'4 (1.65m x 1.93m)

Shower cubicle, WC, wash hand basin, double glazed window to rear aspect, radiator, carpet flooring and storage cupboard.



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Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
642.06 ft<sup>2</sup>  
59.65 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.  
Calculations are based on RICS IPMS 3C standard.

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) 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

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