



No chain this spacious three bedroom mature property with high ceilings has come to the market with vacant possession. Would be an ideal investment purchase. The property comprises of entrance hallway, lounge, separate dining room, fitted kitchen and bathroom on the ground floor. The upper level offers three bedrooms and separate w/c. External: Rear enclosed yard and street parking. Location: Close to shops, bus routes and local amenities.

Mansfield Avenue, Thornaby, TS17 7HZ
3 Bed - House - Mid Terrace
£80,000
EPC Rating: D
Council Tax Band:
Tenure: Freehold

 **SMITH &
FRIENDS**
ESTATE AGENTS

Mansfield Avenue, Thornaby, TS17 7HZ

Entrance Hallway

Stairs to upper level, carpet flooring and 1 x radiator.

Lounge

Carpet flooring, 1 x front double glazed bay window and radiator.

Dining Room

Rear double glazed window and radiator.

Kitchen

Double glazed window, sink/drain, wall and base units.

Lobby

Bathroom

Bath, shower, wash hand basin and w/c.

Landing

Carpet flooring.

Bedroom

Carpet flooring, double glazed window and radiator.

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Carpet flooring, double glazed window and radiator.



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		