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FOR SALE

01642 762 944
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Baysdale Road, Thornaby, TS17 9DD
3 Bed - House - Terraced
£85,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold

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Baysdale Road, Thornaby, TS17 9DD

*** IDEAL FOR INVESTOR OR FIRST TIME BUYER ***

New to the market this three bedroom terraced house located close to Thornaby Town Centre and local to Thornaby Community School. This property is ideal for a Buy-to-Let, Investor or First Time Buyer.

The property briefly consists of; Entrance Hallway, downstairs WC, spacious lounge, sunroom, good sized kitchen Diner and second entrance porch. The first floor provides three good sized double bedrooms and a family bathroom.

Externally the property has a lawn to the front garden with on-street parking and to the rear you will find an enclosed garden.

This property is in need of a full renovation and modernisation.

Early viewings are advised, call Smith & Friends Estate Agents - Ingleby Barwick to arrange a viewing.

GROUND FLOOR

Hallway

3'4" x 6'4" (1.03m x 1.94m)

Downstairs WC

6'5" x 3'0" (1.98m x 0.93m)

Lounge

18'0" x 16'2" (5.49m x 4.94m)

Kitchen / Diner

19'6" x 9'11" (5.96m x 3.03m)

Second Entrance Porch

3'2" x 5'2" (0.99m x 1.60m)

Sunroom

8'11" x 11'4" (2.74m x 3.46m)

FIRST FLOOR

Landing

2'8" x 6'3" (0.82m x 1.92m)

Bedroom 1

13'8" x 10'1" (4.18m x 3.08m)

Bedroom 2

9'4" x 12'8" (2.85m x 3.87m)

Bedroom 3

8'3" x 9'6" (2.54m x 2.91m)

Family Bathroom

5'4" x 6'3" (1.64m x 1.93m)





Ground Floor



Floor 1

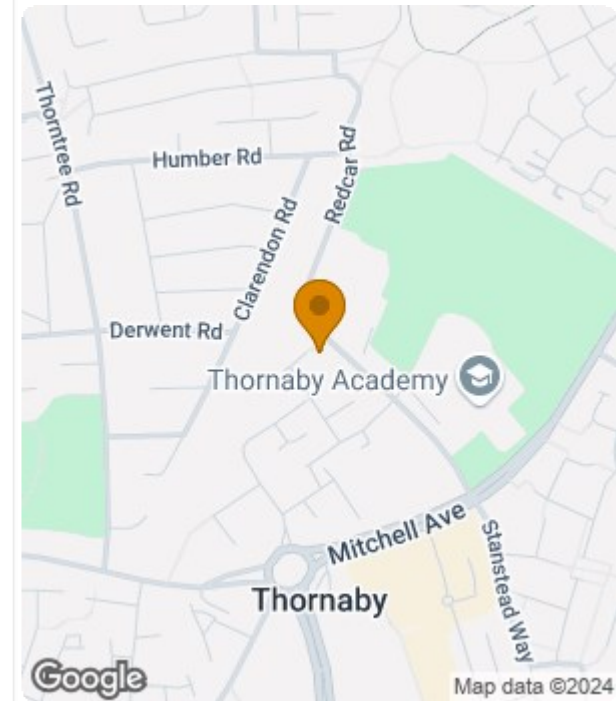
Approximate total area[®]
1054.1 ft²
97.93 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	

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.

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