



With no forward chain this end terrace house has come to the market with Smith & Friends Estate Agents. Comprising of a spacious entrance hallway, open plan lounge/diner and fitted kitchen on the ground floor. The upper level offers two double bedrooms and a good size bathroom. External: Low maintenance rear garden and parking bay to the front of the property. Ideal first time buyer purchase.

Cobden Street, Thornaby, TS17 7EP
2 Bed - House - End Terrace
£65,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



Cobden Street, Thornaby, TS17 7EP

ENTRANCE HALLWAY

uPVC double glazed front door, stairs to upper level, carpet and radiator.

LOUNGE

20'9 x 11'5 (6.32m x 3.48m)

Double glazed window to side aspect, double glazed window to front aspect, double glazed patio doors to rear aspect, two radiators, fire and surround and coved ceiling.

KITCHEN

11'4 x 11'4 (3.45m x 3.45m)

Laminate flooring, electric hob and oven, uPVC double glazed door to rear aspect, double glazed window to rear aspect, radiator, beamed ceiling and storage cupboard.

LANDING

Carpet, loft access and coved ceiling.

BEDROOM ONE

9'8 x 11'6 (2.95m x 3.51m)

Two double glazed windows to front aspect, carpet, radiator and storage cupboard.

BEDROOM TWO

12' x 10'10 (3.66m x 3.30m)

Double glazed window to rear aspect, radiator, carpet and storage cupboard.

BATHROOM

5'6 x 7'7 (1.68m x 2.31m)

Two double glazed windows to rear aspect, bath, shower, wash hand basin, WC, radiator and storage cupboard.

NB

All services/appliances have not and will not be tested.

TENURE

The tenure is Freehold.



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		87
(81-91) B		
(69-80) C		67
(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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