



This well presented three bedroom house is ready to move straight into and has come to the market with no forward chain. The property would be an ideal purchase for a first time buyer or an investor. Comprising of an entrance hallway, a modern kitchen, cloakroom and spacious lounge on the ground floor. The upper level offers three bedrooms and a family bathroom. External: Street parking, gardens to the front and rear. Location: Chestnut Grove is situated close to shops, schools and local amenities. Call Smith & Friends to arrange a viewing on 01642 607555.

**Chestnut Grove, Thornaby, Stockton-On-Tees, TS17 8AJ**

**3 Bed - House - Mid Terrace**

**£100,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**





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Entrance Hall  
Carpet flooring, front entrance door and stairs to upper level.

Kitchen  
Breakfast bar, 1 x front and 1 x rear double glazed window.

Lounge  
2 x double glazed windows, carpet flooring, fire and surround.

Landing  
Carpet flooring, loft access, storage and 1 x rear double glazed window.

Bedroom  
Carpet flooring and 1 x front double glazed window.

Bedroom  
Carpet flooring and 1 x front double glazed window.

Bedroom  
Carpet flooring and 1 rear fire double glazed window.

Bathroom  
1 x rear double glazed window, wash hand basin, w/c and bath.

External  
Front and rear lawned gardens  
Shared alley access point.



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			