



This property has come to the market with no forward chain and vacant possession. A corner plot with a detached garage comprising of an entrance hallway, lounge and kitchen/diner on the ground floor. The upper level offers three bedrooms and a bathroom. External: Gardens to the front and rear. Location: Bracknell Road is situated on a cul-de-sac location and is close to shops, schools and Thornaby Town Centre. Call Smith & Friends Estate Agents to arrange a viewing on 01642 607555.

NB The property is sold as seen.

**Bracknell Road, Thornaby, TS17 9AU**  
**3 Bed - House - End Terrace**  
**£104,950**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**





# Bracknell Road, Thornaby, TS17 9AU

## ENTRANCE HALLWAY

uPVC double glazed front door, double glazed window to front aspect with panels, carpet, stairs to upper level.

## LOUNGE

14'8 x 13'3 (4.47m x 4.04m)

Double glazed window to front aspect, fire surround, cupboard, coved ceiling.

## KITCHEN/DINER

10'11 x 16'6 (3.33m x 5.03m)

Laminate flooring, two double glazed windows to rear aspect, double glazed door to rear aspect, coved ceiling.

## LANDING

11'6 x 6'2 (3.51m x 1.88m)

Double glazed window to side aspect, carpet, coved ceiling, loft access.

## BEDROOM ONE

10' x 12'10 (3.05m x 3.91m)

Double glazed window to front aspect, carpet, coved ceiling, electric heater, fitted wardrobes.

## BEDROOM TWO

10' x 12'11 (3.05m x 3.94m)

Double glazed window to rear aspect, carpet, fitted wardrobes, storage cupboard, electric heater.

## BEDROOM THREE

7'8 x 6'2 (2.34m x 1.88m)

Double glazed window to front aspect, coved ceiling, radiator, electric heater.

## BATHROOM



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		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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