



This spacious three bedroom mid terrace house has everything to offer a first time buyer and other potential buyers. Come to the market the property has been decorated and designed to a quirky style throughout. Comprising of an entrance hallway, cloakroom/utility, spacious lounge and fitted kitchen on the ground floor. The upper level offer three bedrooms and a modern bathroom. External: Double parking to the front of the property and a generous rear garden mainly laid to lawn and decking seating area. Located close to Thornaby Town Centre, bus routes, schools and local amenities.

**The Crescent, Thornaby, Stockton-On-Tees, TS17 8BD**

**3 Bed - House - Mid Terrace**

**£110,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**

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ESTATE AGENTS



# The Crescent, Stockton-On-Tees, TS17 8BD

## ENTRANCE HALLWAY

Via double glazed front door, radiator, stairs to upper level.

## CLOAKROOM

Double glazed window to side aspect, part tiling, heated towel rail, wash hand basin, WC.

## LOUNGE

Double glazed window to front aspect, double glazed window to rear aspect, laminate flooring.

## KITCHEN

Double glazed door to rear, double glazed window to rear, storage cupboard, wall mounted radiator.

## LANDING

Carpet, radiator, loft access, double glazed window to rear aspect, storage cupboard.

## BEDROOM ONE

Double glazed window to front aspect, fitted sliding wardrobes, storage cupboard, carpet.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, laminate flooring, radiator.

## BATHROOM

Shower cubicle, wash hand basin, WC, part tiling, heated towel rail, spot lights.

## EXTERNAL

Double driveway to the front of the property providing ample off street parking. Rear garden laid to lawn with decking area.



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		

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.

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