



An ideal starter home presented to a modern standard throughout. Ready to move straight into the property is situated in the popular area of Thornaby and is close to shops, schools and bus routes. Comprising of an entrance lobby, spacious lounge, cloakroom and open plan modern kitchen/diner with double doors opening out onto the enclosed rear garden. The upper level offers two double bedrooms and a white bathroom suite. The master bedroom has the advantage of storage and overlooks the walkway. Parking to the rear/side and a great rear garden for entertaining in the sunshine. Pls call Smith & Friends to arrange a viewing on 01642 607555.

Nevis Walk, Thornaby, TS17 8FW
2 Bed - House - Mid Terrace
£130,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold



Nevis Walk, Thornaby, TS17 8FW

- Entrance Hallway
Carpet flooring and front entrance door,
- Lounge
Carpet flooring, 1 x radiator, 1 x front double glazed window an stairs to upper.
- Lobby
Carpet flooring and storage cupboard.
- Cloakroom
W/c, wash hand basin and 1 x radiator.
- Kitchen
Rear double glazed doors, 1 x radiator, sink/drainер, wall and base units.
- Landing
Carpet flooring.
- Bedroom One
Carpet flooring, 1 x radiator, double glazed front window and storage cupboard.
- Bedroom Two
Carpet flooring, 1 x radiator and rear double glazed window.
- Bathroom
Bath, w/c, wash hand basin and extractor fan.
- External
Enclosed rear garden mainly laid to lawn and patio seating area.



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		