



Victoria Road  
Thornaby, Stockton-On-Tees

£85,000  
ENERGY RATING: TBC

Attention first-time buyers, families and investors!! A spacious three bedroom terraced home in this popular residential area of Thornaby, boasting a 26 ft. through lounge/dining room, large kitchen and utility room to the ground floor. Three first floor bedrooms and family bathroom. There is an enclosed rear yard to the rear of the property. Offered with the benefit of NO FORWARD CHAIN!! Energy Rating: TBC. Council tax band: A (£1,734.37).



- Spacious Three Bed Terrace • 26 ft. Lounge/Dining Room • Large Kitchen & Utility Room • Enclosed Yard to Rear

## Entrance Hall

UPVC entrance door with feature light and UPVC double glazed light above, staircase to first floor and a radiator.

## Through Lounge/Dining Room

8.05m (into bay) x 3.38m (26'4" (into bay) x 11'1")

Front aspect UPVC double glazed bay window, rear aspect UPVC double glazed window, feature fireplace with electric fire, laminate flooring, coving and two radiator.

## Kitchen

4.41m x 2.47m (14'5" x 8'1")

Side aspect UPVC double glazed window, a range of base & wall units with rolled worksurfaces & tiled splashbacks incorporating a stainless steel sink & mixer tap, gas hob with oven below & extractor hood over. Space & plumbing for washing machine, space for fridge/freezer, tiled floor and wall mounted combi boiler. Door leading to utility & storage rooms then out to the rear yard.

## First Floor Landing

## Bedroom One

3.69m x 4.43m (12'1" x 14'6")

Front aspect UPVC double glazed window, built-in storage cupboard, coving and a radiator.

## Bedroom Two

3.63m x 2.65m (11'10" x 8'8")

Rear aspect UPVC double glazed window, built-in storage cupboard and a radiator.

## Bedroom Three

1.86m x 2.49m (6'1" x 8'2")

Rear aspect UPVC double glazed window and a radiator.

## Bathroom/WC

Side aspect UPVC double glazed window, white suite comprising; panel enclosed bath with thermostatic mixer shower over, pedestal wash basin and a low level WC. Part tiled walls and a radiator.

## Externally

There is an enclosed yard to the rear of the property.



- Pleasant Outlook Opposite Park • NO FORWARD CHAIN!! • Energy Rating: TBC • Council tax band: A (£1,734.37)





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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