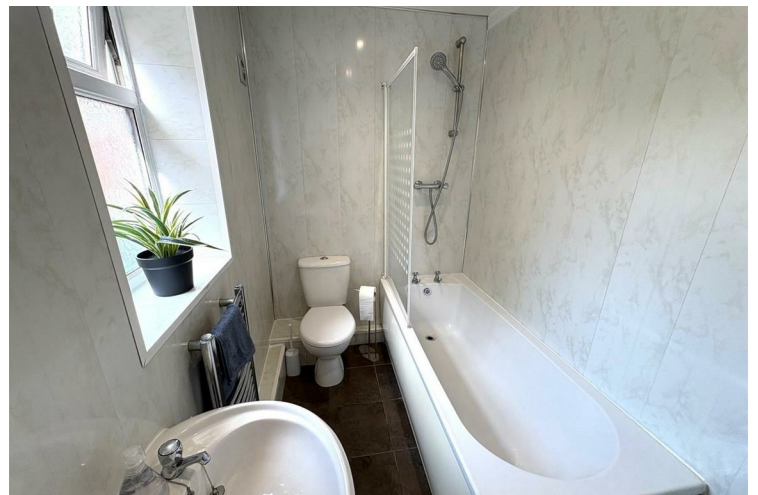




Lanehouse Road
Thornaby, Stockton On Tees

£85,000
ENERGY RATING: D-59

Situated in a popular residential area of Thornaby, this well-presented three-bedroom terraced home offers spacious accommodation ideal for first-time buyers, families, or investors alike. The property benefits from two generous reception rooms, a newly fitted kitchen and a modern white bathroom suite. Externally, there is an enclosed rear yard providing a private outdoor space. Offered to the market with NO FORWARD CHAIN, this property represents an excellent opportunity and early viewing is highly recommended. Energy Rating: D-59. Council tax band: A (£1,734.37).



- Three Bedroom Terraced House • Two Reception Rooms • Newley Fitted Kitchen • Modern Bathroom • Enclosed Yard to Rear

Entrance Hall

UPVC entrance door with feature leaded lights, staircase to first floor and a radiator.

Reception Room One 4.24m (into bay) x 3.37m (13'10" (into bay) x 11'0")

Front aspect UPVC double glazed bay window, coving and a radiator.

Reception Room Two 3.83m x 3.36m (12'6" x 11'0")

Rear aspect double glazed patio doors opening to the yard, coving and a radiator.

Kitchen 3.83m x 2.57m (12'6" x 8'5")

Side aspect UPVC double glazed window and door to the yard. A range of newly fitted base & wall units with rolled wood effect worksurfaces & matching upstand incorporating a new electric hob & cooker below with a stainless steel extractor hood over. Space & plumbing for washing machine, space for fridge/freezer, understair storage cupboard 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. UPVC clad walls & ceiling and a chrome heated towel rail.

First Floor Landing

Bedroom One 3.49m x 4.47m (11'5" x 14'7")

Front aspect UPVC double glazed window, coving, ceiling rose and a radiator.

Bedroom Two 3.90m x 2.72m (12'9" x 8'11")

Rear aspect UPVC double glazed window and a radiator.

Bedroom Three 3.86m x 2.58m (12'7" x 8'5")

Side & rear aspect UPVC double glazed windows and two radiators.

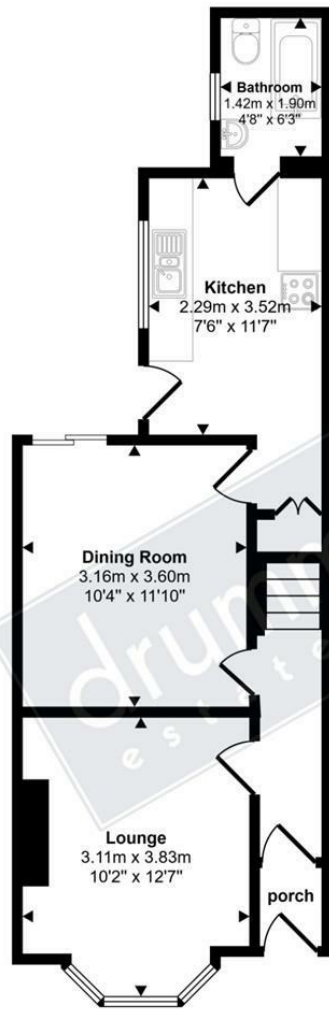
Externally

There is a small walled garden to the front of the property with privet hedge and an enclosed yard to the rear with outhouse and a gate to the rear alley.

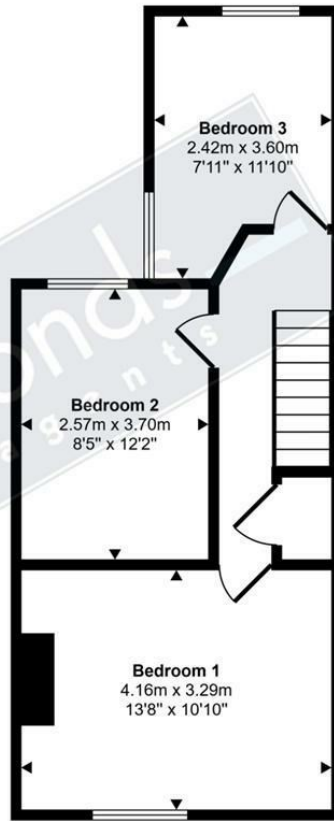


- NO FORWARD CHAIN!!
- Energy Rating: D-59
- Council Tax Band: A (£1,734.37)





Ground Floor



First Floor

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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