



Trinity Mews
Thornaby, Stockton-On-Tees

£92,500
ENERGY RATING: C-72

A three bedroom house ideally located next to Durham University Queens Campus and Stockton Riverside College. Offered with NO ONWARD CHAIN the property is ideal for first time buyers and investors looking for a excellent rental location. Comprising: entrance hall, lounge, separate dining room, kitchen, three first floor bedrooms and family bathroom. There is a low maintenance paved garden and parking area to the rear with pleasant open views to the front. Located within easy access to the A66 and just a short walk to Tees Barrage and Stockton town centre which is currently undergoing significant redevelopment. Energy Rating: C-72. Council Tax Band: C (£2,286.31).



- Three Bed Mid-Terraced House • Ideal Investment or First Buy • Lounge & Separate Dining Room • Low Maintenance Garden & Parking

Entrance Hall

Wooden entrance door, tiled floor and staircase to first floor.

Lounge

4.97m x 3.53m (16'3" x 11'6")

Front aspect double glazed window, laminate flooring, coving and a radiator.



Dining Room

3.12m x 2.60m (10'2" x 8'6")

Rear aspect door to the garden, laminate flooring, storage cupboard, coving and a radiator.



Kitchen

3.10m x 1.83m (10'2" x 6'0")

Rear aspect double glazed window, a range of base units with rolled worksurfaces incorporating a stainless steel sink & mixer tap, gas hob with oven below, stainless steel splashback & an extractor hood over. Space & plumbing for washing machine, space for fridge/freezer, wall mounted boiler and an extractor fan.



First Floor Landing

Airing cupboard, access to loft.

Bedroom One

3.25m x 3.51m (10'7" x 11'6")

Front aspect double glazed window, mirrored sliding wardrobes, built-in cupboard and a radiator.

- Near Durham University Queens Campus • Near Stockton Riverside College • Close to Town Centre & Amenities • NO ONWARD CHAIN • Energy Rating: C-72 • Council Tax Band: C (£2,286.31)



Bedroom Two

2.76m x 2.22m (9'0" x 7'3")

Rear aspect double glazed window and a radiator.

Bedroom Three

2.33m x 2.27m (7'7" x 7'5")

Rear aspect double glazed window and a radiator.

Bathroom

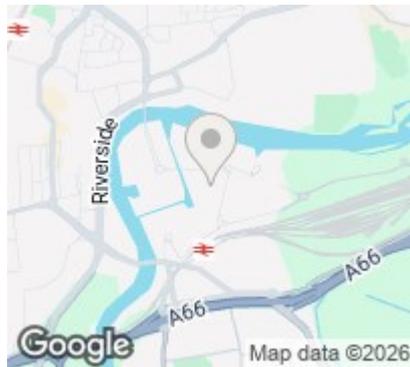
Panel enclosed bath with an electric shower over, wash basin, low level WC, part tiled walls and a radiator.



Externally

There is an enclosed patio garden and parking area to the rear of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds —
estate agents