



Pacific Drive, Thornaby, TS17 8GS  
3 Bed - House - End Terrace  
£625 Per Calendar Month

**ROBINSONS**  
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A well presented and modern three bedroom end terraced house which briefly comprises of entrance, cloak/WC, lounge, kitchen/dining area, landing, three bedrooms and bathroom/WC. Externally the property has easily maintained gardens to front and rear in addition to two parking spaces to the rear and benefits from gas central heating, uPVC double glazing and would be ideal for first time buyer, young couple or rental investor. In our opinion, viewing is highly recommended.

**REQUIRED EARNINGS - TENANTS:** £18,750pa;  
**GUARANTORS:** if required £22,500pa  
**BOND:** £625

### ENTRANCE HALLWAY

Via front entrance door with uPVC double glazed window to side elevation and doors leading to lounge and cloak/WC.

### CLOAK/WC

Low level WC, wash hand basin, uPVC double glazed window to front elevation and single radiator.

### LOUNGE

15'6 x 12'1 (4.72m x 3.68m)

uPVC double glazed window to front elevation, two single radiators, stairs leading to landing and door leading to kitchen/dining area.

### KITCHEN/DINING AREA

14'11 x 8'3 (4.55m x 2.51m)

A fitted kitchen with a range of wall, floor and drawer units incorporating a gas hob with stainless steel splash back and extractor hood over hob with built-in electric oven, worktop with inset stainless steel sink unit with mixer tap and single drainer, plumbing for washing machine, integrated fridge and freezer, double radiator, built-in storage cupboard housing a wall mounted boiler which provides heating and hot water to

the property, space for dining/breakfast table, under stairs storage cupboard, uPVC double glazed French doors leading to rear garden and single radiator.

### LANDING

Which is approached via stairs from lounge with doors leading to three bedrooms and bathroom/WC.

### BEDROOM 1

13'5 x 8'5 (4.09m x 2.57m)

uPVC double glazed window to front elevation and single radiator.

### BEDROOM 2

10'8 x 8'4 (3.25m x 2.54m)

uPVC double glazed window to rear elevation and single radiator.

### BEDROOM 3

7' x 6'8 (2.13m x 2.03m)

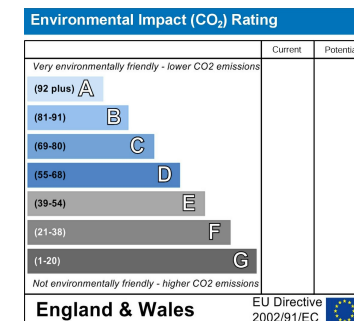
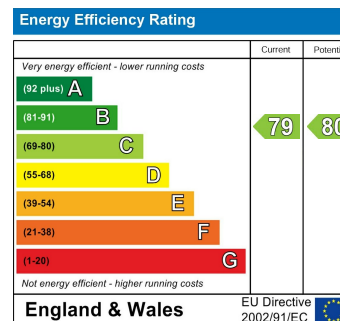
uPVC double glazed window to front elevation, single radiator and built-in storage cupboard.

### BATHROOM/WC

Suite comprising of bath with over bath shower, pedestal wash hand basin, low level WC, single radiator and uPVC double glazed window to rear elevation.

### OUTSIDE

To the front there is an easily maintained garden which is laid to lawn with paved footpath to front entrance door. To the rear there is a garden which is lawned with a paved patio and paved footpath with gated access to the rear, brick-built barbecue and storage shed to the side. In addition to the rear there is also an allocated parking space which has two spaces.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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