



35 Stranton Street Thornaby TS17 6LL



A two double bedroom mid terraced property which is situated on a quiet street in Thornaby. The property has had major works carried out in recent years, leaving the buyer only minor decorating in order to put their own stamp on the property. It benefits from an upstairs bathroom, new roof (installed 2015), new combi boiler(installed Oct 2014, still under guarantee), uPVC double glazing throughout. The internal accommodation comprises to the ground floor, entrance porch, entrance hallway, lounge, dining room and kitchen. To the first floor there is two double bedrooms and modern bathroom with three piece suite including shower cubicle. Externally to the rear there is a larger than average private court yard. Ideal for first time buyers/buy to let investors, call Robinsons to book a viewing.

£59'950 – NO CHAIN



ROBINSONS

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ENTRANCE PORCH

Access via uPVC door and containing a dado rail and wood door to the entrance hallway.

ENTRANCE HALLWAY

Radiator, laminate wood effect flooring.

LOUNGE 10'3x10'7

uPVC double glazed bay window to the front aspect, radiator, gas fire with wood surround and tiled half, picture rail, ceiling coving and TV point.

DINING ROOM 11'3x14'2()

uPVC double glazed window to rear aspect, dado rail, ceiling coving, gas fire with tiled half and wood surround, radiator, TV and telephone points.

KITCHEN 11'x7'1()

Fitted with iron base units, with work surfaces over, incorporating 1.5 stainless steel sink drainer and mixer tap. Integrated oven with four ring gas hob above and extractor over. Space and plumbing for a fridge, freezer and washing machine. Wall mounted Worcester combi boiler (installed Oct 2014), uPVC double glazed window to both the rear and side aspects, tiled flooring and uPVC door, and double glazed frosted insert to the side aspect.

FIRST FLOOR

LOFT:

Which is boarded with lighting.

LANDING

Access to the loft via hatch.

BEDROOM 1 10'3x14'2

uPVC double glazed window to front aspect, radiator, dado rail, ceiling coving, ceiling rose, fitted wardrobes and TV point.

BEDROOM 2 11'4x6'9()

uPVC double glazed window to rear aspect, radiator.

BATHROOM

Fitted with modern three piece suite comprising: double shower cubicle with mains fed shower, low level W/C, wash hand basin, with vanity cupboard below. Chrome heated towel rail, wall mounted shaver socket, wall mounted extractor fan, uPVC double glazed frosted window to rear aspect, part tiled walls, spot lighting, ceiling coving and airing cupboard.

EXTERNALLY

To the rear there is a larger than average private yard.

NB

Worcester combi boiler, installed Oct 2014, with 10 year guarantee.



Energy Performance Certificate



35, Stranton Street, STOCKTON-ON-TEES, TS17 6LL

Dwelling type: Mid-terrace house
Date of assessment: 13 June 2016
Date of certificate: 13 June 2016

Reference number: 0248-2857-7861-9396-1375
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

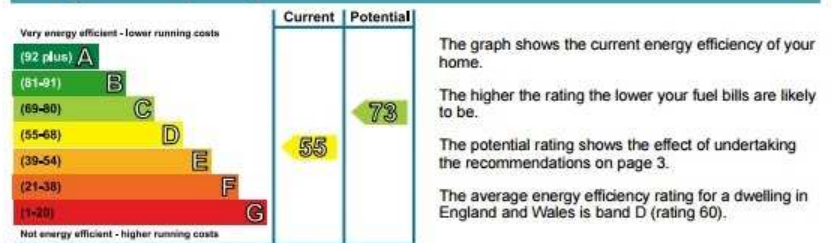
Estimated energy costs of dwelling for 3 years:	£ 3,219
Over 3 years you could save	£ 579

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 2,823 over 3 years	£ 2,337 over 3 years	
Hot Water	£ 216 over 3 years	£ 123 over 3 years	
Totals	£ 3,219	£ 2,640	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 486	✓
2 Solar water heating	£4,000 - £6,000	£ 93	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 801	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

propfloorplan

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for a purchase of carpets or any other fixtures or fittings. In order to assist our customers, we offer a confidential mortgage advisory service without obligation or charge. Our consultant is available to see you at any time in our office or in the convenience of your own home. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON MORTGAGES OR OTHER LOANS SECURED ON IT.