



### 3 bed terraced house to buy in

Hutton Close, Thornaby,  
Stockton-on-Tees, Durham, TS17 8PG

# £70,000

 x 3  x 1  x 1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ No Forward Chain
- ✓ Popular Thornaby Location
- ✓ Investment Opportunity
- ✓ Within Reach to Teesside Retail and Recreational Complex
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*\*\*No Forward Chain\*\*\*\*\*

Offered to the market with no forward chain, this three bedroom terraced property on Hutton Close, Thornaby, Stockton-on-Tees presents an excellent investment opportunity for buyers looking to add value.

In need of updating throughout, the accommodation briefly comprises an entrance hall, spacious lounge, dining room, and kitchen to the ground floor. To the first floor there are three bedrooms, a family bathroom, and a separate WC conveniently located next to the bathroom. Externally, the property benefits from a driveway to the front providing off-street parking, together with a rear garden offering outdoor space with plenty of potential.

This property would suit investors, landlords, or buyers seeking a project, with scope to improve and personalise to individual taste. Positioned within Thornaby, the home is well placed for local amenities, schools, and transport links.

For more information and to arrange an internal inspection please contact the Stockton branch today.

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Terraced House

Parking: Driveway

Heating: Gas

## Entrance



## Floor Plan



## Hallway

## Lounge

3.98m x 3.64m (13'0" x 11'11")



## Dining Room

4.11m x 3.33m (13'5" x 10'11")



## Kitchen

3.33m x 1.48m (10'11" x 4'10")



# 1st Floor Landing

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## Bedroom 1

3.98m x 3.69m (13'0" x 12'1")



## Bedroom 2

3.34m x 2.72m (10'11" x 8'11")



## Bedroom 3

2.56m x 2.37m (8'4" x 7'9")



## Bathroom

2.31m x 2.31m (7'6" x 7'6")



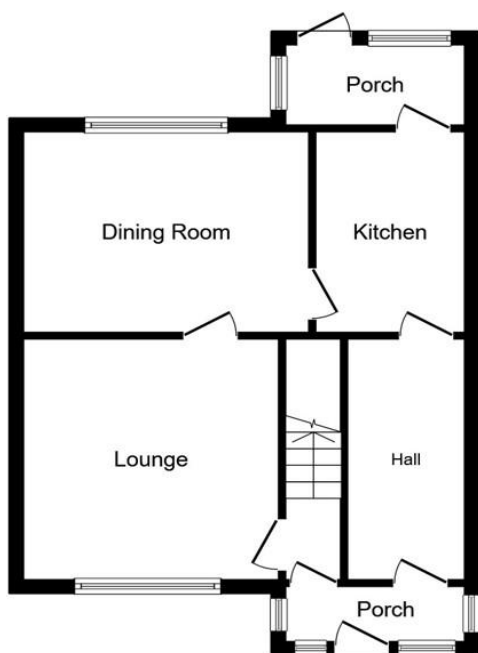
## WC

1.82m x 0.76m (5'11" x 2'5")



**External**





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 70      | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Hutton Close, Thornaby, Stockton-on-Tees, Durham, TS17 8PG

Contact your local branch today for more information on this property:

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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