



### 3 bed terraced house to buy in

Westbury Street, Thornaby,  
Stockton-on-Tees, Cleveland, TS17 6NB

**£60,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Two Reception Rooms
- ✓ Great Investment Opportunity
- ✓ Ground Floor Bathroom with Additional W/C Upstairs
- ✓ Enclosed Courtyard To The Rear
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

01642 210132  
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Situated on the popular Westbury Street in Thornaby, this three-bedroom mid-terrace property is offered for sale via auction and presents an excellent opportunity for investors and buyers looking to add value.

In fair condition throughout, the property offers spacious accommodation including two reception rooms, providing flexible living and dining space. The kitchen is located to the rear alongside a ground floor bathroom, while an additional separate W/C is conveniently situated upstairs. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from an enclosed rear yard.

Ideally located close to local amenities, schools and transport links, this property has great potential for improvement and rental or resale investment.

Early viewing is recommended.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance



## Lounge

4.15m x 3.66m (13'7" x 12'0")



## Dining Room

3.94m x 3.67m (12'11" x 12'0")



## Kitchen

4.20m x 2.38m (13'9" x 7'9")



## Bathroom W/C

2.41m x 2.33m (7'10" x 7'7")



## Stairs to First Floor



## Bedroom One

4.80m x 3.34m (15'8" x 10'11")



---

## Bedroom Two

3.94m x 2.91m (12'11" x 9'6")



---

## Bedroom Three

3.24m x 2.48m (10'7" x 8'1")



---

## W/C





Total floor area: 93.0 sq.m. (1,001 sq.ft.)

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                                                                                                     |
| <i>Very energy efficient - lower running costs</i> |         |                                                                                                               |
| (92-100) <b>A</b>                                  |         |                                                                                                               |
| (81-91) <b>B</b>                                   |         | 84                                                                                                            |
| (69-80) <b>C</b>                                   |         |                                                                                                               |
| (55-68) <b>D</b>                                   | 65      |                                                                                                               |
| (39-54) <b>E</b>                                   |         |                                                                                                               |
| (21-38) <b>F</b>                                   |         |                                                                                                               |
| (1-20) <b>G</b>                                    |         |                                                                                                               |
| <i>Not energy efficient - higher running costs</i> |         |                                                                                                               |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Westbury Street, Thornaby, Stockton-on-Tees, Cleveland, TS17 6NB

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)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

