



**Langley Avenue, Thornaby Stockton-On-Tees TS17 7HG**

**welcome to**

## **Langley Avenue, Thornaby Stockton-On-Tees**

Three-bed mid-terraced with rear yard. Ground floor offers reception room, kitchen, utility and WC. Upstairs features three bedrooms and a family bathroom. Convenient location close to local amenities and transport links.

### **Downstairs Wc**

Low level WC

### **Lounge**

13' x 11' 4" ( 3.96m x 3.45m )

Window to front, radiator

### **Dining Room**

11' 7" x 10' 4" ( 3.53m x 3.15m )

Window to rear, radiator

### **Kitchen**

13' 1" x 8' 8" ( 3.99m x 2.64m )

Range of wall and base units, window to side, splash back, space for appliances, radiator, sink with drainer, boiler

### **Utility Room**

6' 8" x 5' 3" ( 2.03m x 1.60m )

Window to side, sliding door to rear

### **Bedroom 1**

13' 7" x 10' 9" ( 4.14m x 3.28m )

Window to front, radiator

### **Bedroom 2**

11' x 9' 3" ( 3.35m x 2.82m )

Window to rear, radiator

### **Bedroom 3**

9' 6" x 8' 8" max ( 2.90m x 2.64m max )

Window to rear, radiator

### **Bathroom**

Shower, low level WC, towel rail, window to side, wash hand basin, splash back

### **Rear Garden**

Yard





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## Langley Avenue, Thornaby Stockton-On-Tees

- REAR YARD
- DOWNSTAIRS WC
- THREE BEDROOMS
- MID-TERRACED
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

fixed price

**£55,000**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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