



### 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

## 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



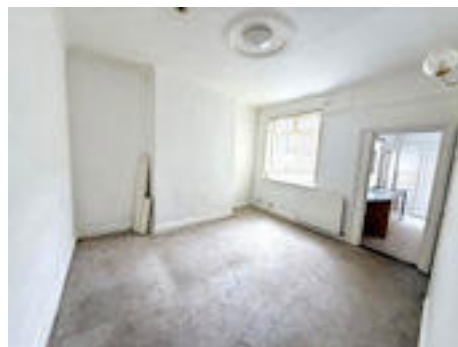
## Lounge

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 

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