

Laburnum Avenue, Thornaby

Asking Price £85,000

IH INGLEBY HOMES





Deceptively spacious, whilst enjoying newly laid carpets and being freshly painted, this three bedroom house is available with no forward chain.

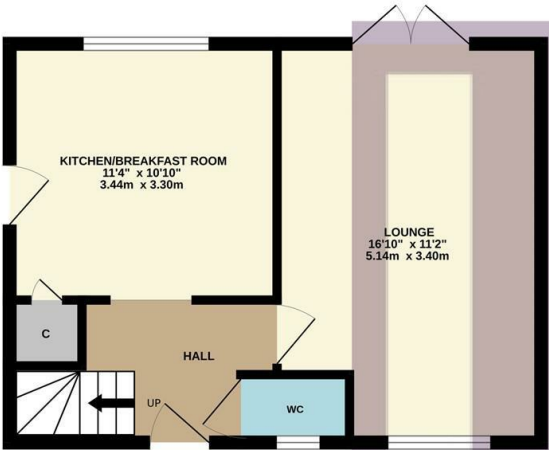
Located within this popular residential area of Thornaby, with a generous and established rear garden, and front garden enclosed with dwarf brick-built wall, gated entrance. Well positioned for local amenities and schooling, this is a property that may be of particular interest to the first time or 'buy to let' purchaser.



Warmed by gas central heating and benefitting from UPVC double glazing, the internal accommodation comprises a spacious entrance hall, cloakroom/WC, generous lounge with 'French' doors to the rear garden, and separate kitchen/breakfast room on the ground floor. The first floor brings three bedrooms, and the family bathroom.

The Layout

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



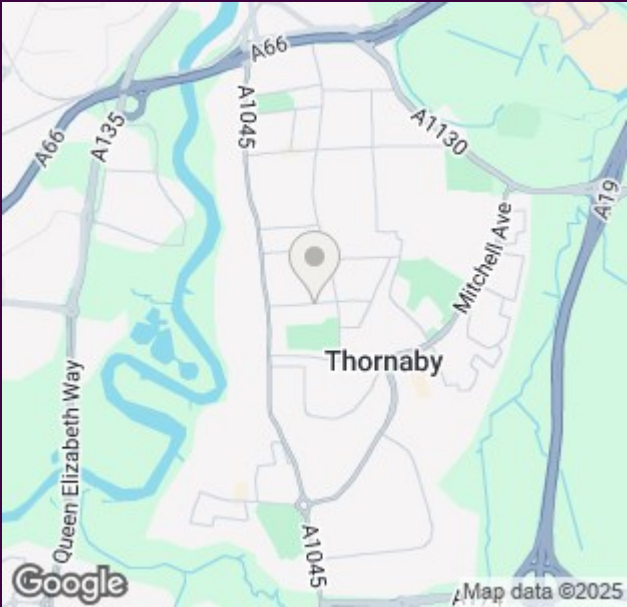
TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			65	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location



Council Tax Band: A
Tenure: Freehold



- Spacious three bedroom property
- No forward chain involved
- Newly laid carpets
- Generous rear garden, and front garden
- Popular Thornaby area