

Orkney Way, Thornaby

£165,000

IH INGLEBY HOMES





Delivering spacious accommodation over three impressive levels, this four bedroom property certainly merits internal inspection.

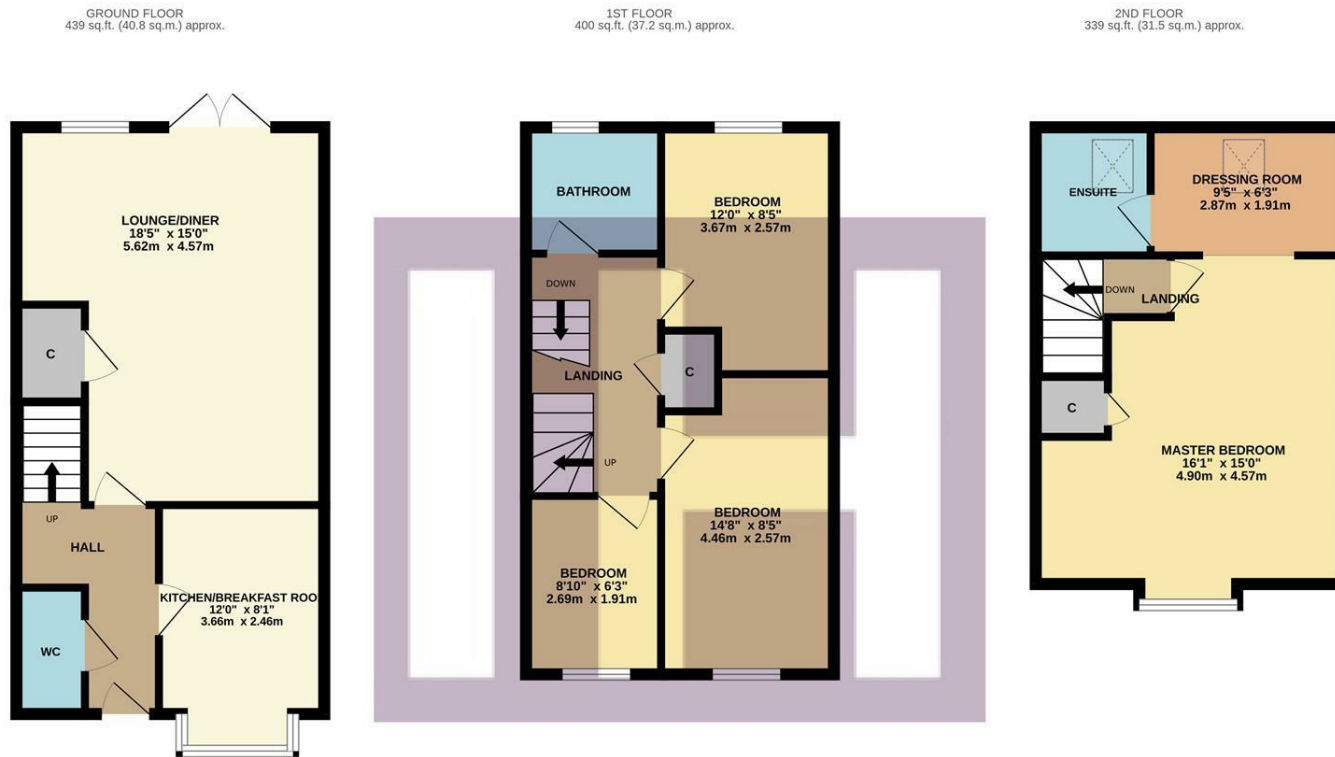
Situated within this popular, modern Thornaby development, enjoying a rear drive and garage, front garden, and enclosed rear garden, whilst being well situated for transport links, schooling and amenities.

Internally, the ground floor comprises an entrance hall, cloakroom/WC, attractive fitted kitchen/diner, and generous open-plan lounge/diner to the rear, with 'French' doors to the garden. Three of the bedrooms are found on the first floor, along with the family bathroom.



A superb 'Master level occupies the second floor, boasting a large double bedroom, open-plan dressing room and impressive ensuite.



The Layout



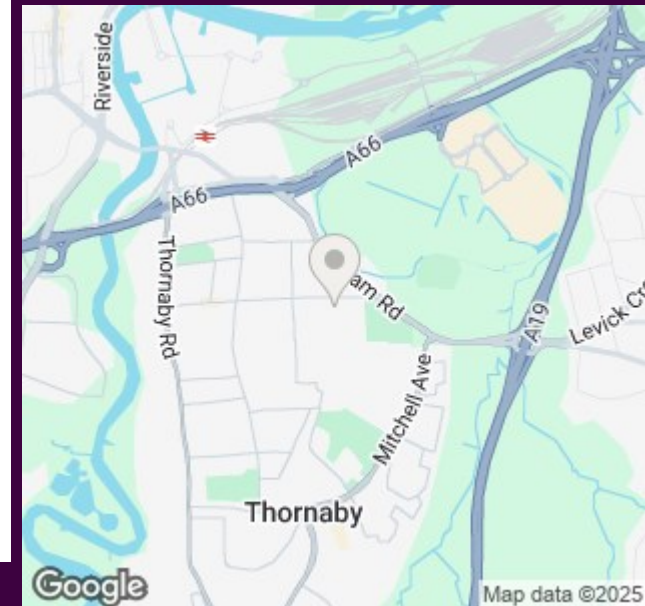
TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.

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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	75	86	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 		

The Location



Council Tax Band:
Tenure:

C
Freehold



- Impressive accommodation over three levels
- Superb 'Master' suite of double bedroom, dressing room and ensuite
- Generous open-plan lounge diner with 'French' doors to the garden
- Attractive gardens, rear drive and garage
- Early viewing advised