

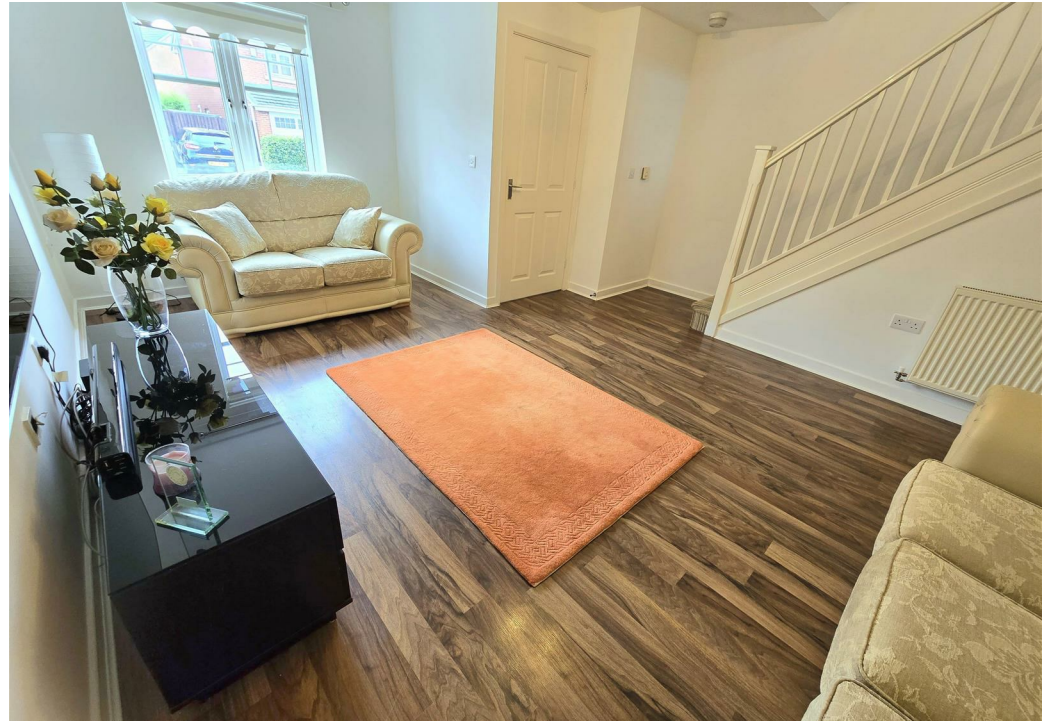


Orkney Way, Thornaby, TS17 8GE
3 Bed - House - Semi-Detached
£144,995

Council Tax Band: C
EPC Rating: C
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Orkney Way, Thornaby, TS17 8GE

*** IDEAL FOR FIRST TIME BUYERS ***

SMITH & FRIENDS are Please to Bring to the Market this Lovely Three Bedroom Semi-Detached House, Situated on a Good Sized Corner Plot within Thornaby, Stockton-on-Tees.

The Property Briefly Consists of; Entrance Porch, with Downstairs WC/Cloakroom, leading into a Good Sized Lounge. The Kitchen/Diner at the Rear of the Property looks out onto the Sizable Rear Garden.

The First Floor Provides; Landing, Two Double Bedrooms and a Single Bedroom Currently used as an Office. The Master Bedroom has a Modern En-suite, with an Additional Main Bathroom located on the Landing.

Externally the Property has an Enclosed Rear Garden which Provides Plenty Space being a Corner Plot, and the Front of the Property has a Small Lawn, with Double Driveway and Single Garage.

For a viewing contact SMITH & FRIENDS - Estate agents Stockton-on-Tees, Early viewing is highly recommended.

GROUND FLOOR

Entrance Porch

4'6" x 3'3" (1.38m x 1m)

Downstairs WC

5'9" x 2'9" (1.76m x 0.86m)

Living Room

17'7" x 14'11" (5.36m x 4.55m)

Kitchen / Diner

8'11" x 14'9" (2.73m x 4.52m)

Garage

17'3" x 9'0" (5.27m x 2.75m)

FIRST FLOOR

Landing

12'0" x 6'3" (3.68m x 1.93m)

Bathroom

5'6" x 6'3" (1.70m x 1.91m)

Master Bedroom

13'8" x 8'6" (4.19m x 2.61m)

En-Suite

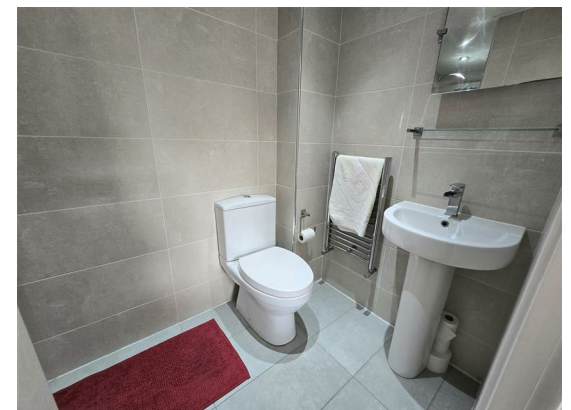
4'5" x 8'6" (1.36m x 2.61m)

Bedroom 2

10'1" x 8'5" (3.09m x 2.58m)

Bedroom 3

8'8" x 6'3" (2.65m x 1.91m)





Ground Floor



Floor 1

Approximate total area[®]

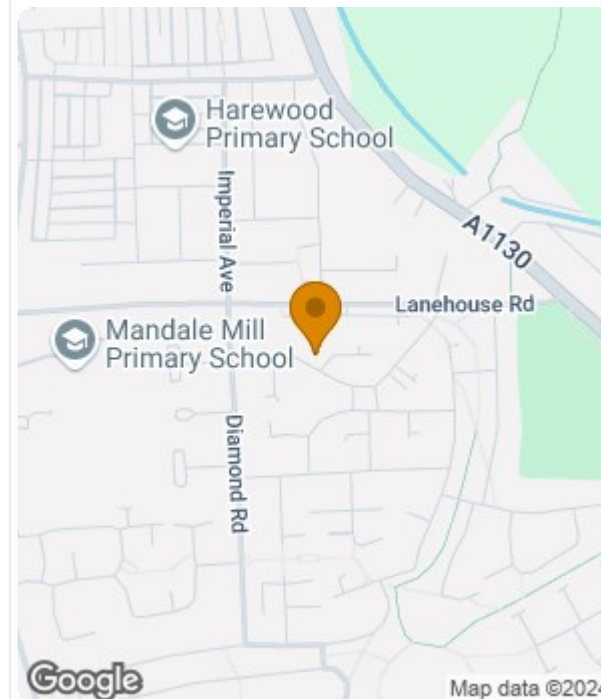
912.56 ft²
84.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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