



Stanstead Way, Thornaby, TS17 9EA
3 Bed - House - Semi-Detached
£129,995

Council Tax Band: B
EPC Rating: D
Tenure: Freehold





Stanstead Way, Thornaby, TS17 9EA

*** We are acting in the sale of the above property and have received an offer of £130,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place ***

*** IDEAL FOR FIRST TIME BUYER / INVESTOR FOR BUY-TO-LET ***
*** NO CHAIN SALE ***
*** LOCATED CLOSE TO LOCAL AMENITIES ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this lovely three bedroom semi-detached family home. The property is located in the popular area of Thornaby and is close to Thornaby Town Centre, with good schools and public transport links.

The property briefly comprises of; Entrance Hall, Spacious Living Room with French Doors to the Rear Garden, Kitchen / Diner with a generous sized pantry cupboard.
The First Floor provides a Landing, Two Double Bedrooms with Built-in Wardrobe, Single Bedroom to the Front and a Family Bathroom.

Externally, there is an well maintained lawn garden to the front, side drive with gated access leading to a good size detached single garage and an enclosed rear garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.



GROUND FLOOR

Entrance Hall

5'9" x 5'8" (1.77m x 1.74m)

Living Room

10'10" x 15'10" (3.31m x 4.85m)

Kitchen / Diner

9'3" x 16'1" (2.84m x 4.91m)

FIRST FLOOR

Landing

9'7" x 5'4" (2.94m x 1.65m)

Bedroom 1

11'2" x 8'7" (3.41m x 2.62m)

Bedroom 2

9'8" x 8'6" (2.96m x 2.60m)

Bedroom 3

8'2" x 7'2" (2.51m x 2.20m)

Family Bathroom

5'5" x 7'0" (1.66m x 2.14m)

DETACHED SINGLE GARAGE

22'7" x 9'9" (6.89m x 2.98m)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

934 ft²
86.8 m²

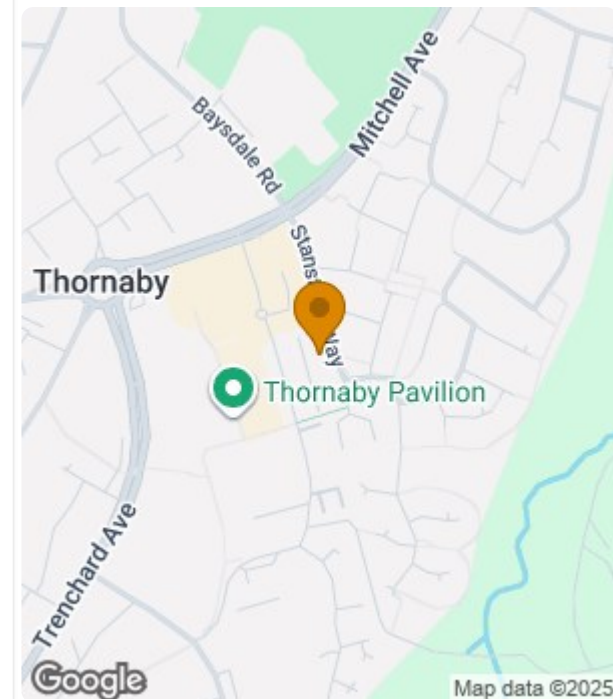
Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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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