



Orkney Way, Thornaby, TS17 8GE
3 Bed - House - Terraced
£115,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Orkney Way, Thornaby, TS17 8GE

*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER / INVESTOR FOR BUY-TO-LET ***

NEW TO THE MARKET, with Smith & Friends Estate Agents this three bedroom mid-terraced family home, situated within the very popular development of Thornaby.

The property briefly comprises of; Entrance Hall with Storage Cupboard, Downstairs WC, Kitchen, Open-Plan Living / Dining Room with French Doors to the Rear Garden.

The first floor provides a Landing, with Two Double Bedrooms and a Family Bathroom, whilst the second floor has a small Landing, with the Master Bedroom, Walk-Through Dressing Room and En-Suite Shower Room.

Externally, the Property has a small Front Garden, and an Enclosed Rear Garden with access to a Single Garage at the Rear of the Property.

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

GROUND FLOOR

Entrance Hall

3'9" x 12'11" (1.16m x 3.96m)

Downstairs WC

2'9" x 6'2" (0.86m x 1.88m)

Kitchen

6'3" x 13'1" (1.91m x 4.00m)

Living / Dining Room

13'4" x 16'2" (4.08m x 4.95m)

FIRST FLOOR

Landing

3'4" x 9'6" (1.03m x 2.91m)

Bedroom 2

13'3" x 9'10" (4.05m x 3.01m)

Bedroom 3

13'4" x 9'5" (4.08m x 2.88m)

Family Bathroom

6'4" x 6'5" (1.94m x 1.97m)

SECOND FLOOR

Landing

3'6" x 3'0" (1.09m x 0.92m)

Bedroom 1

9'8" x 13'0" (2.97m x 3.97m)

Dressing Room

4'4" x 10'3" (1.33m x 3.13m)

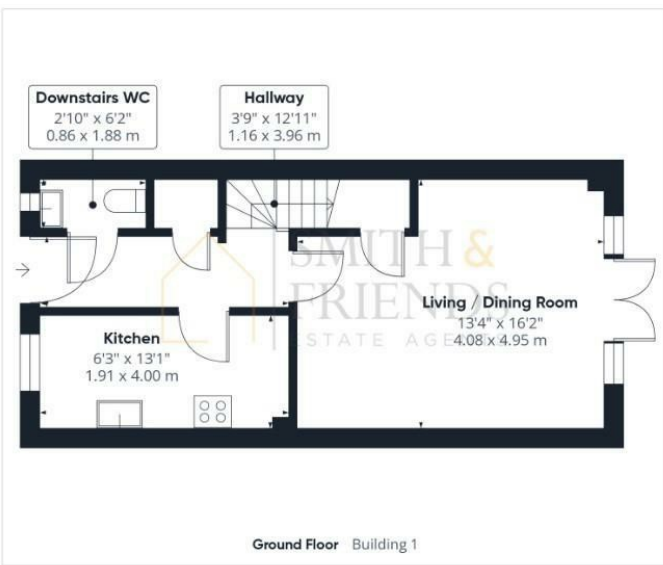
En-Suite

6'8" x 7'1" (2.05m x 2.16m)

SINGLE GARAGE

17'4" x 8'10" (5.29m x 2.70m)





Approximate total area[®]
1173 ft²
108.9 m²

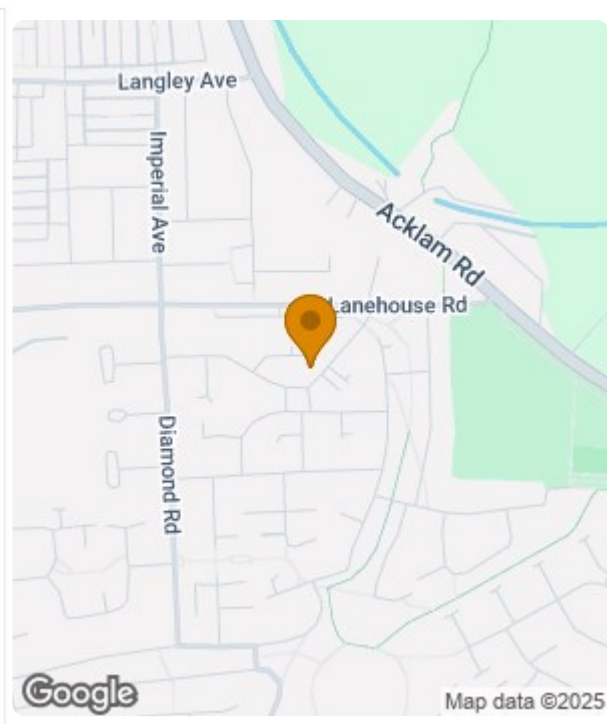
Reduced headroom
12 ft²
1.2 m²

(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	78	83
(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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