



This well-proportioned three-bedroom semi-detached home benefits from full double glazing and gas central heating, offering a solid foundation for comfortable family living. The current owner has enjoyed the property for many years, a testament to both the home and its highly regarded location. While the house would benefit from a degree of modernisation, it presents an excellent opportunity for buyers to personalise.

Ideally situated in a sought-after area of Thornaby, the property occupies a pleasant position at the top of Thornaby Road, providing convenient access to Ingleby Barwick and the A66 for commuting and local amenities.

The ground floor accommodation briefly comprises an entrance porch leading into a spacious lounge, a separate dining room that flows openly into the kitchen, and a bright garden room overlooking the rear. To the first floor, there are three well-sized bedrooms and a family bathroom fitted with a walk-in shower.

Externally, the property features a garage, a driveway providing off-street parking, and gardens to both the front and rear, making it an ideal choice for families or those seeking a project in a desirable location.

**Thornaby Road, Thornaby, Stockton-On-Tees, TS17 9HD**

**3 Bed - House - Semi-Detached**

**£160,000**

**EPC Rating: E**

**Council Tax Band: B**

**Tenure: Freehold**



# Thornaby Road, Stockton-On-Tees, TS17 9HD

Entrance Porch

Lounge

1 x front double glazed window, fire/surround, stairs to upper, radiator and internal doors to dining room.

Diner/Kitchen

Carpet flooring, radiator patio doors leading to the garden room.

Garden Room

Rear doors and windows.

Landing

Carpet flooring, loft access and side double glazed window.

Bedroom

1 x front double glazed window, fitted robes, radiator and carpet flooring.

Bedroom

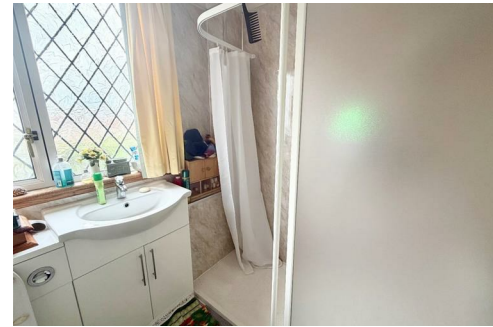
1 x rear double glazed window, carpet flooring and 1 x radiator.

Bedroom

1 x front double glazed window, carpet flooring, 1 x radiator and storage cupboard.

Bathroom

1 x rear double glazed window, w/c, wash hand basin, walk in shower, heated towel rail and flooring.



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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