



23 Orkney Way, Thornaby

Offers Over £145,000





23 Orkney Way

Thornaby, Stockton-On-Tees

A Deceptively Spacious Three Bedroom End Terrace Townhouse Offering Generous Accommodation Set Out Over Three Floors and Situated In a Small Cul-De-Sac Off the Main Stretch of Orkney Way in Thornaby.

- Modern Design Three Storey Terraced House with Three Bedrooms & Two Bath/Shower Rooms
- A Perfect Launching Pad for a Young Family or First Time Buyer
- Set in a Cul-De-Sac Position off The Main Road & On a Generous Plot
- Garage & Driveway
- Kitchen/Breakfast Room & Rear Lounge with French Doors
- Large Double Master Bedroom & Shower Room En-Suite Take Over the Entire Top Floor
- UPVC Double Glazing & Central Heating with a Combi Boiler

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Set back off the main stretch of Orkney Way in a small cul-de-sac position, this modern three storey house has a great family friendly layout and is set on one of the largest plots on the estate, meaning a fantastic sized rear/side garden.

Comprising entrance hall with a handy downstairs toilet, lounge/diner with French doors and front kitchen/breakfast room with modern style units.

The first floor has two good size bedrooms, and family bathroom.

The large double master bedroom and en-suite shower room take over the whole of the top floor.

Outside there a generous rear and side garden.

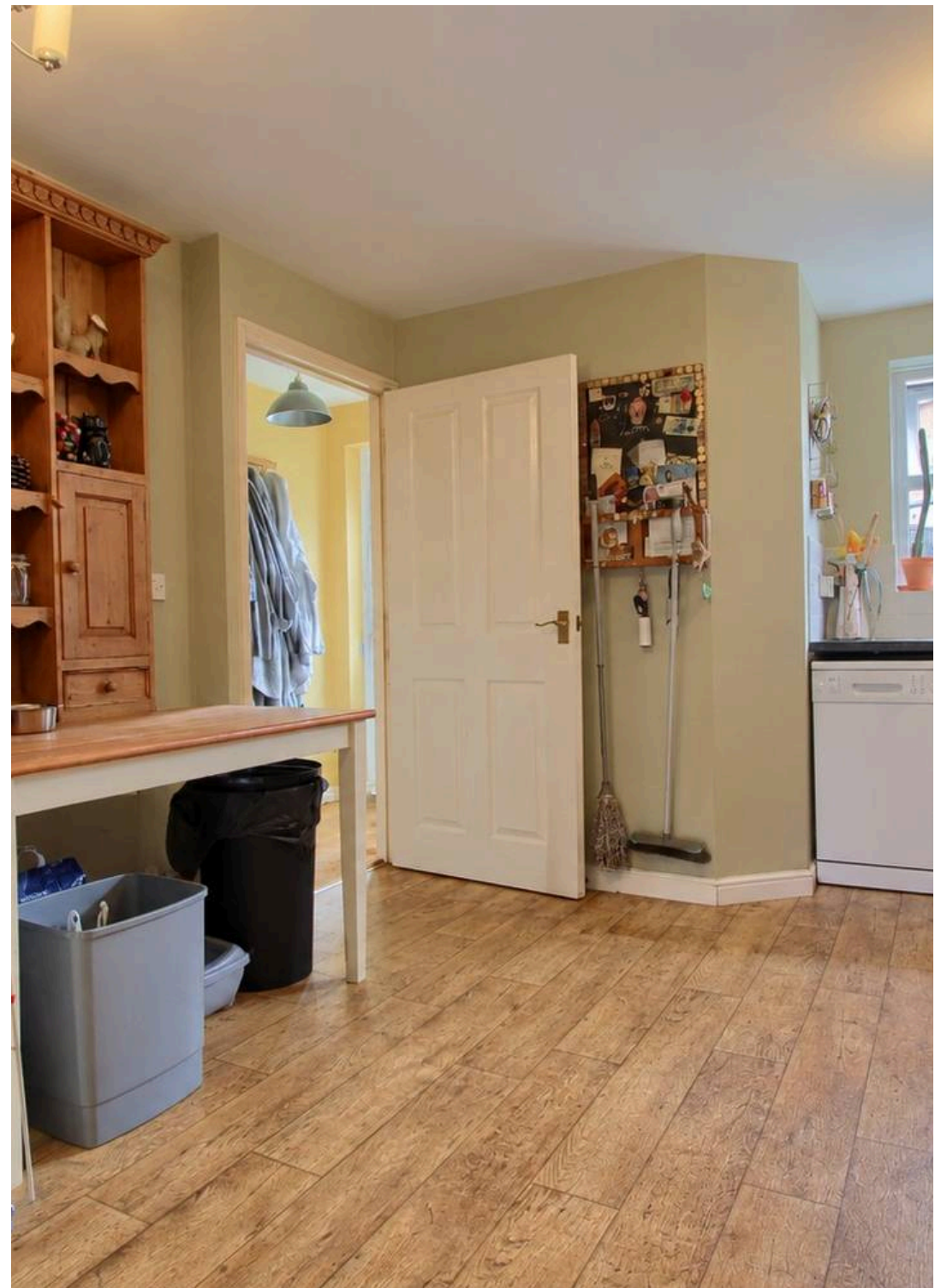
Other features include garage with tandem driveway, gas central heating and UPVC double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



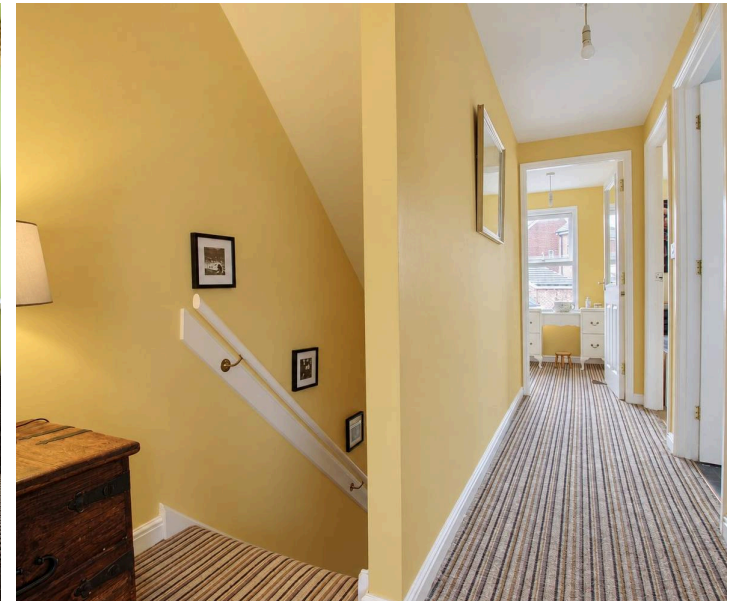


Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

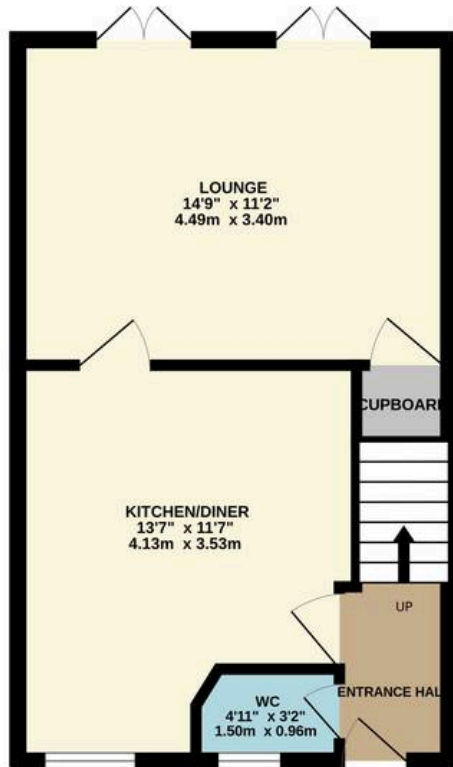
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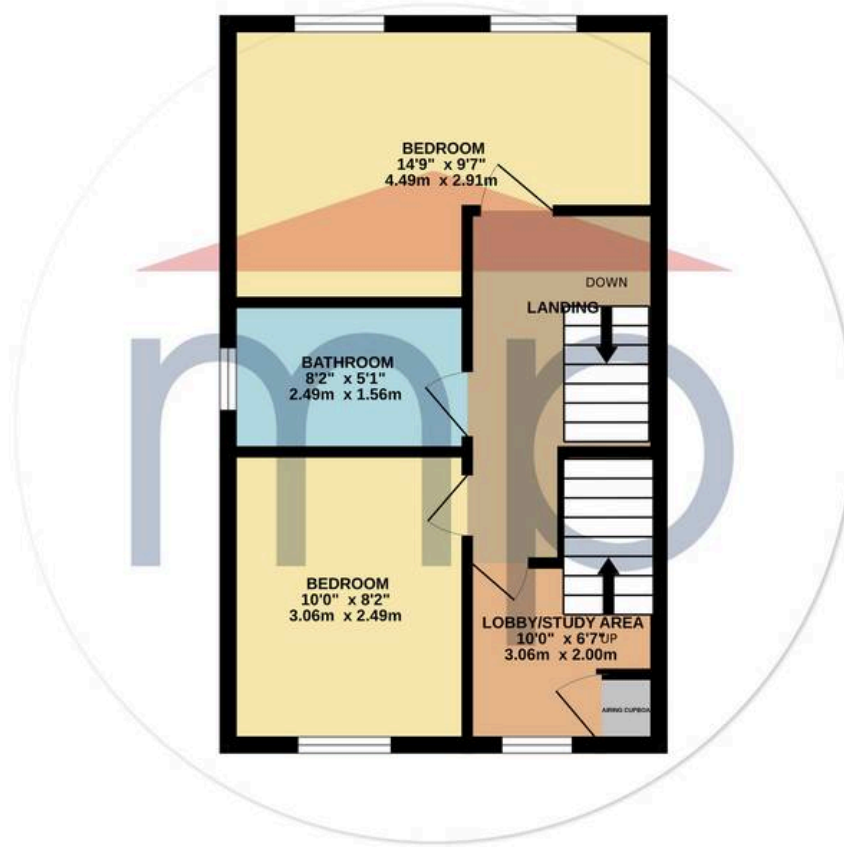




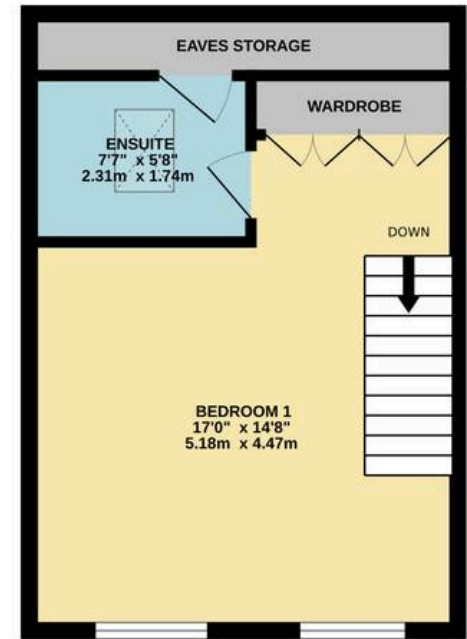
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

Michael Poole

Michael Poole Estate Agents, 36 Myton Road - TS17 0WG

01642763636

ingleby@michaelpoole.co.uk

michaelpoole.co.uk/