



This property has been brought to the market by Smith & Friends Estate Agents and offers generous living space throughout, making it an ideal purchase for first-time buyers, growing families, or those seeking versatile accommodation.

Upon entering the property, you are welcomed into a bright and spacious open-plan entrance and lounge area, creating a warm and inviting atmosphere perfect for both relaxing and entertaining. The layout then flows seamlessly into an open-plan kitchen and dining area, providing an excellent social space for family meals and gatherings.

Leading from the dining area is an additional reception room alongside a practical utility room. This flexible space offers fantastic potential and could easily be adapted for a variety of uses, including a fourth bedroom with adjoining bathroom facilities if required, making it particularly suitable for multi-generational living or guests.

To the first floor, the property benefits from three well-proportioned bedrooms and a family bathroom. The impressive main bedroom further benefits from a walk-in wardrobe, adding an excellent storage space. There is also access to a useful loft room, offering additional versatility that could be utilised as a home office, hobby room, or storage area.

Humber Road, Thornaby, Stockton-On-Tees, TS17 8JF

4 Bed - House - Mid Terrace

£140,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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ENTRANCE

Front entrance door.

LOUNGE

Stairs to first floor, double glazed bay window, double glazed window to front aspect, under stairs storage, flooring, access to dining area.

SECOND RECEPTION ROOM

Double glazed window to side aspect, carpet, radiator, loft access.

KITCHEN/DINER

Open plan kitchen/diner, part tiled flooring, spot lights, double glazed door to rear, double glazed window to rear aspect, radiator, access to extension via dining area.

UTILITY

Located off the second reception room. Flooring, WC, double glazed window to side aspect, loft access, radiator.

LANDING

Carpet, stairs to ground floor.

BEDROOM ONE

Double glazed window to front aspect, radiator, carpet.

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet.

BEDROOM THREE

Double glazed window to front aspect, radiator, carpet.

LOFT ROOM

Accessed via pull down ladder, skylight window to front aspect, carpet, storage.

BATHROOM

Double glazed window to rear aspect, bath, shower, vanity wash hand basin, vanity WC, spot lights, extractor fan, double glazed window to rear aspect.



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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