



4 Orkney Way, Thornaby  
£170,000





## 4 Orkney Way

Thornaby, Stockton-On-Tees

A deceptively spacious three double bedroom modern mid-terrace home offering generous accommodation set out over three floors.

- A deceptively spacious three double bedroom modern mid-terrace home
- Offering generous accommodation set out over three floors
- Spacious lounge/dining room with attractive décor, wood flooring and double glazed French doors to the rear garden
- Kitchen with a good range of fitted units and built in oven and hob
- Cloakroom/WC with white two piece suite
- Two double bedrooms on the first floor and impressive family bathroom with white suite
- Spacious master bedroom with dressing room and redesigned en-suite shower room
- Low maintenance gardens to front and rear, driveway and single garage
- Gas central heating system and double glazing

## 4 Orkney Way

Thornaby, Stockton-On-Tees

A deceptively spacious three double bedroom modern mid-terrace home offering generous accommodation set out over three floors including a spacious lounge/dining room with attractive décor, wood flooring and double glazed French doors to the rear garden, kitchen with a good range of fitted units and built in oven and hob and cloakroom/WC with white two piece suite.

On the first floor there are two double bedrooms and impressive family bathroom with white suite and on the second floor there is a spacious master bedroom with dressing room and redesigned en-suite shower room.

Externally there are low maintenance gardens to front and rear, driveway and single garage.

The property is warmed by gas central heating system and has double glazing.

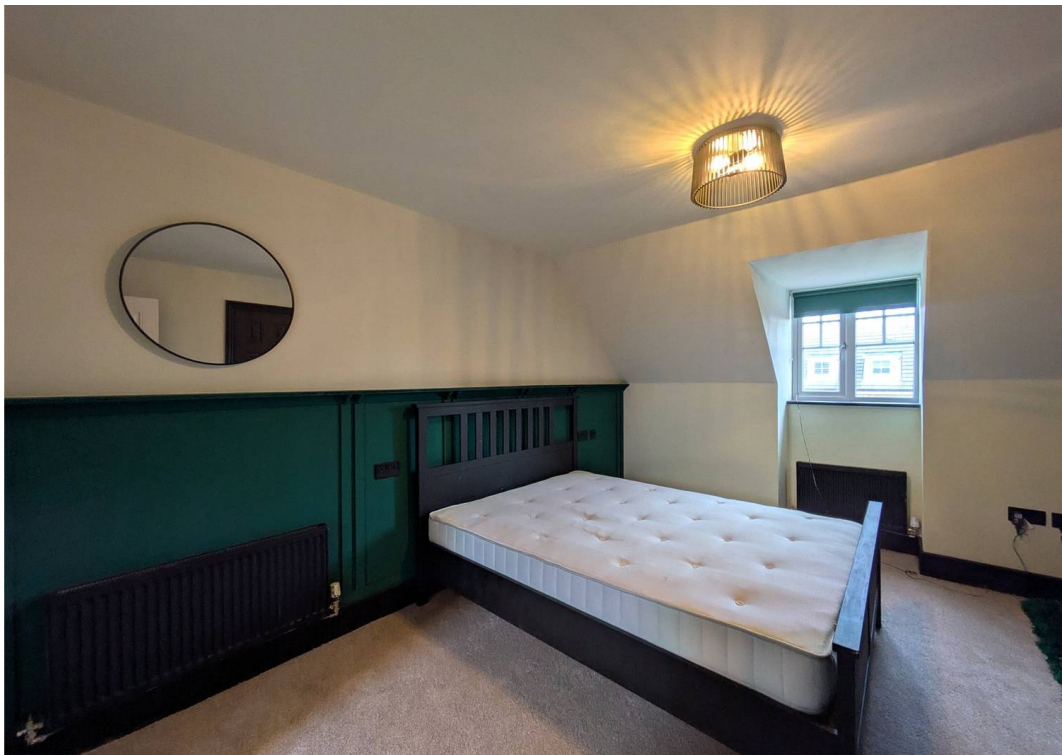
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## GROUND FLOOR

**Entrance Hall**

**Cloakroom/WC**

**Lounge/Dining Room** 4.97m x 4.05m reducing to 3.00m

**Kitchen** 12' 9" x 6' 3" (3.89m x 1.90m)

## FIRST FLOOR

**Landing**

**Bedroom Two** 13' 4" x 11' 7" (4.06m x 3.53m into recess)

**Bedroom Three** 13' 4" x 11' 1" (4.06m x 3.38m into recess)

**Bathroom**

## SECOND FLOOR

**Master Bedroom** 4.06m reducing to 2.97m x 3.99m

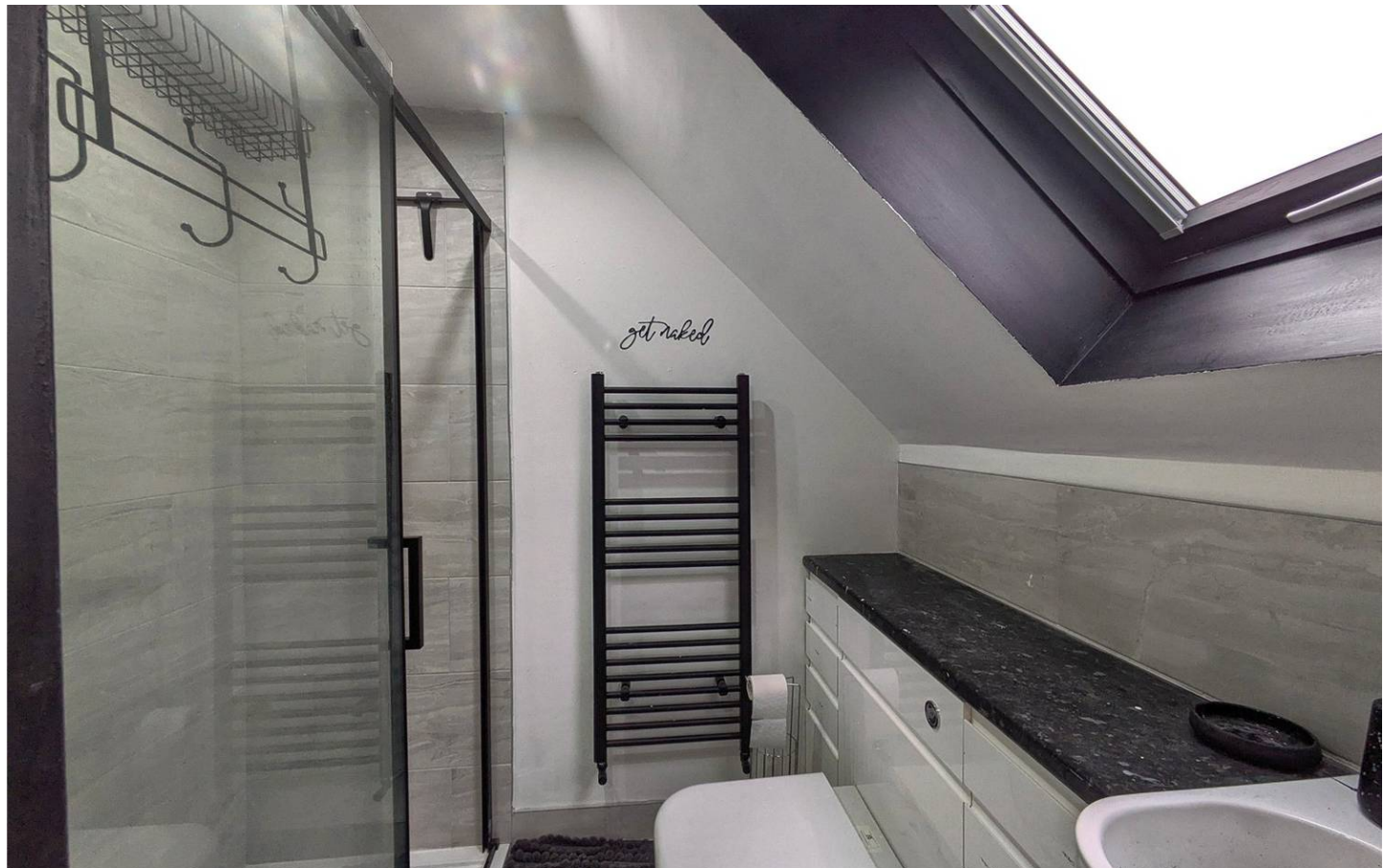
**Dressing Room** 10' 2" x 6' 5" (3.11m x 1.95m)  
With fitted wardrobes.

**En-Suite** 6' 9" x 6' 9" (2.07m x 2.05m)

## EXTERNALLY

**Gardens & Garage**

Astro turf area to the front with a wrought iron decorative rail. The rear garden is enclosed, with an astro turf lawn, decking and a patio area. A rear access gate leads to the parking area and single garage.



**Buyers Identification Check(s)**

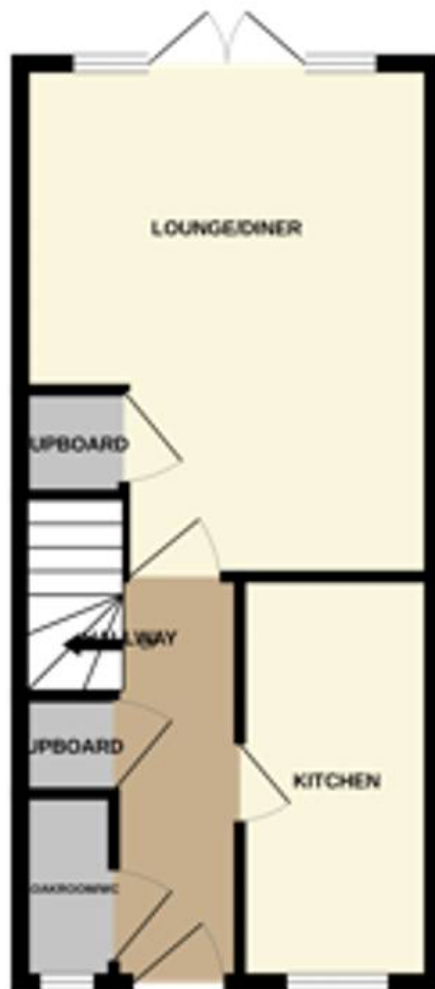
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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:**

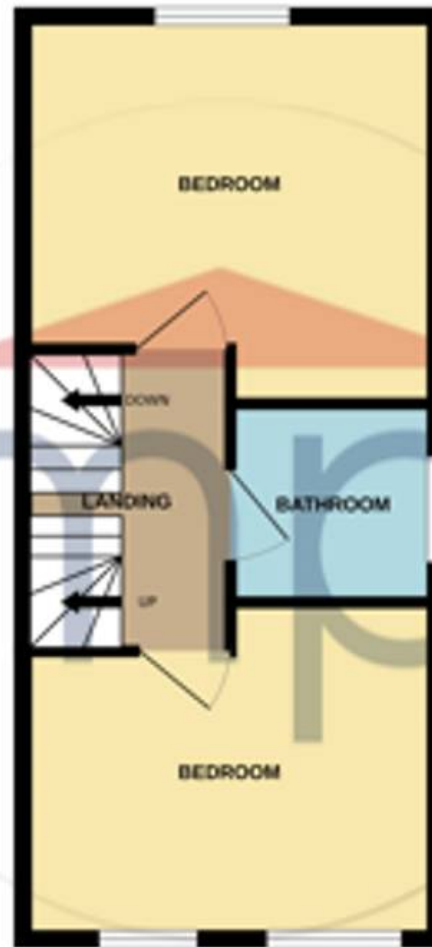
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GROUND FLOOR



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+) <b>A</b>                                     |           |           |
| (81-91) <b>B</b>                                   |           | <b>88</b> |
| (69-80) <b>C</b>                                   | <b>77</b> |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |

England, Scotland & Wales

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                       | Current   | Potential |
|-----------------------------------------------------------------------|-----------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |           |           |
| (92+) <b>A</b>                                                        |           |           |
| (81-91) <b>B</b>                                                      |           | <b>88</b> |
| (69-80) <b>C</b>                                                      | <b>78</b> |           |
| (55-68) <b>D</b>                                                      |           |           |
| (39-54) <b>E</b>                                                      |           |           |
| (21-38) <b>F</b>                                                      |           |           |
| (1-20) <b>G</b>                                                       |           |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |           |           |

England, Scotland & Wales

## Michael Poole

Michael Poole Estate Agent, 17-18 High Street – TS18 1SP

01642355000

stockton@michaelpoole.co.uk

michaelpoole.co.uk/