



Thornfield Grove, TS5 5LG
3 Bed - House - Semi-Detached
Offers In The Region Of £280,000

EPC Rating:
Tenure: Freehold
Council Tax Band: C



SMITH &
FRIENDS
ESTATE AGENTS

Thornfield Grove

Middlesbrough TS5 5LG

This charming, extended, bay fronted family home can only be fully appreciated with an internal viewing. Set on a larger than normal plot within this popular area of Linthorpe. This lovely family home will certainly appeal to a variety of potential buyers with its generously proportioned rooms and versatile layout. Benefiting from four reception rooms, three double bedrooms, and a detached double garage with private access. The accommodation briefly comprises of: Entrance hallway, downstairs toilet, dining room, lounge, opening into the breakfast area, well fitted kitchen conservatory and study / playroom. To the first floor there are two double bedrooms, family bathroom with separate toilet. Externally the large rear garden is ideal for outdoor entertaining, with a well maintained lawn, patio and decking areas. The front of the property has been landscaped for easy maintenance and provides ample off street parking for numerous cars. The property also has a large detached double garage which is accessed via a private road to the rear of the property. Thornfield Grove is a popular street because of its close proximity to many local amenities including Shops, Pubs and and great Educational Facilities.











GROUND FLOOR

HALLWAY

DINING ROOM

14' x 13'2 (4.27m x 4.01m)

SITTING ROOM

14'11 x 11'11 (4.55m x 3.63m)

BREAKFAST AREA

11'1 x 7'1 (3.38m x 2.16m)

KITCHEN

12'6 x 8'2 (3.81m x 2.49m)

CONSERVATORY

17'6 x 8'8 (5.33m x 2.64m)

STUDY / PLAYROOM

17'4 x 7'4 (5.28m x 2.24m)

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

15'9 x 9'11 (4.80m x 3.02m)

BEDROOM 2 (REAR)

11'7 x 10'10 (3.53m x 3.30m)

FAMILY BATHROOM

SEPERATE TOILET

EXTERNALLY







Ground Floor



Floor 1



Approximate total area^m
1487 ft²
138.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		

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.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS