



**Sir Douglas Park, Thornaby, Stockton-On-Tees,
TS17 0JY
3 Bed - House - Semi-Detached
£160,000**

**Council Tax Band: C
EPC Rating: C
Tenure: Freehold**



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This beautifully presented three-bedroom semi-detached home occupies an attractive corner plot and is offered to the market in immaculate condition throughout, making it an ideal purchase for buyers looking to move straight in with no work required.

The accommodation begins with a welcoming entrance hallway leading into a spacious and comfortable lounge, perfect for relaxing or entertaining guests. To the rear of the property is a modern open-plan kitchen area, featuring a breakfast bar that provides additional seating and workspace. French doors open directly onto the rear garden, creating a wonderful indoor-outdoor living space that is ideal for family life and summer gatherings.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom. The current owner has thoughtfully divided the main bedroom to create separate sleeping areas for two children, offering flexible accommodation that could easily be adapted to suit a variety of needs. The layout can also be returned to a larger principal bedroom if preferred as the divide is free standing.

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space for relaxation and recreation. Occupying a generous corner plot, the home also enjoys the added advantage of a side driveway, offering convenient off-street parking.

Situated within a quiet cul-de-sac location, the property is ideally positioned close to a range of local amenities, including Thornaby Centre, well-regarded schools, shops, and transport links, making it an excellent choice for families, first-time buyers, and those seeking a convenient residential setting.

ENTRANCE HALLWAY

Front entrance door, stairs to upper level, flooring, radiator.

LOUNGE

Double glazed front entrance door, carpet, radiator, storage cupboard.

KITCHEN

Double glazed window to rear aspect, tiled flooring, radiator, double glazed double doors to rear aspect, breakfast bar.

LANDING

Carpet flooring, storage cupboard, loft access.

LOFT

Partly boarded loft.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

BATHROOM

Fully tiled with bath, shower, wash hand basin, WC, tiled flooring, spot lights, heated towel rail, shaver point, double glazed window to rear aspect.









Ground Floor



Floor 1

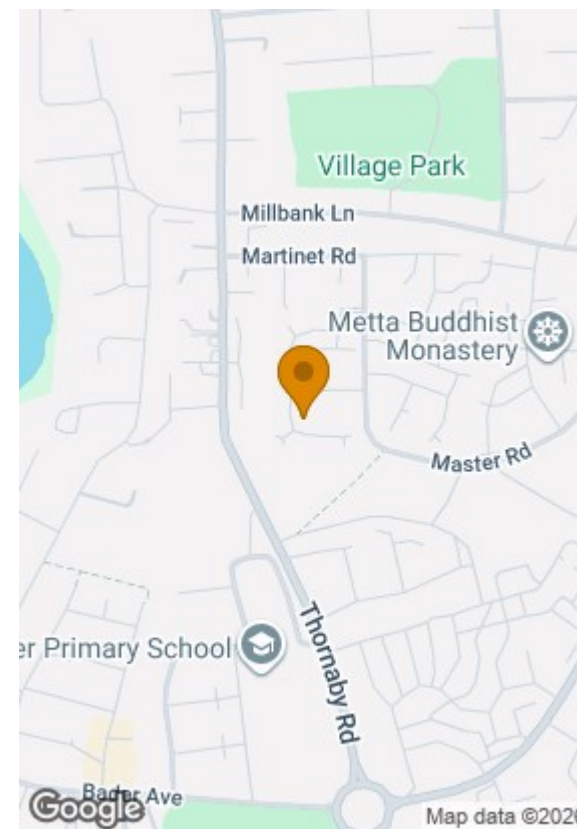
Approximate total area⁽¹⁾

684 ft²
63.5 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.

GIRAFFE360



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	70	71
	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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY

Tel: 01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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