



This attractive three-bedroom semi-detached home offers well-planned and stylish accommodation, ideal for modern living. The property welcomes you with a bright entrance hallway leading to a convenient cloakroom and a spacious, comfortable lounge—perfect for relaxing or entertaining.

To the rear, you'll find a contemporary open-plan kitchen and dining area, thoughtfully designed to create a sociable and functional space. French doors open directly onto the rear garden, allowing plenty of natural light to flow through and providing easy access for outdoor dining and leisure.

Upstairs, the property features a modern and tastefully finished family bathroom, along with three well-proportioned bedrooms, offering flexibility for families, guests, or home working.

The home has been well maintained and stylishly decorated throughout, making it ready to move into with minimal effort. It presents an excellent opportunity for first-time buyers looking for a comfortable and appealing property.

There is also the option to purchase through a shared ownership scheme (terms and conditions apply—please contact the branch for further details).

Externally, the property benefits from ample parking and well-kept gardens to both the front and rear. The rear garden enjoys a good degree of privacy, as the property is not overlooked.

Situated in a popular residential area of Thornaby, the home is conveniently located within walking distance of the town centre, local schools, and bus routes, making it ideal for a range of buyers.

Wensleydale Gardens, Stockton-On-Tees, TS17 9BN

3 Bed - House - Semi-Detached

£175,000

EPC Rating:

Council Tax Band: B

Tenure: Leasehold



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Entrance Hallway

Flooring, stairs to upper and flooring.

Cloakroom

Front double glazed window, radiator, w/c and wash hand basin.

Lounge

Front double glazed window, flooring and radiator.

Kitchen/Diner

Flooring, rear double glazed window and doors. Storage, part tiled and 1 x radiator.

Landing

Side double glazed window, carpet flooring and 2 x storage cupboards.

Bathroom

Rear double glazed window, bath, dual shower, w/c, wash hand basin and heated towel rail.

Bedroom

Rear double glazed window, radiator and carpet flooring.

Bedroom

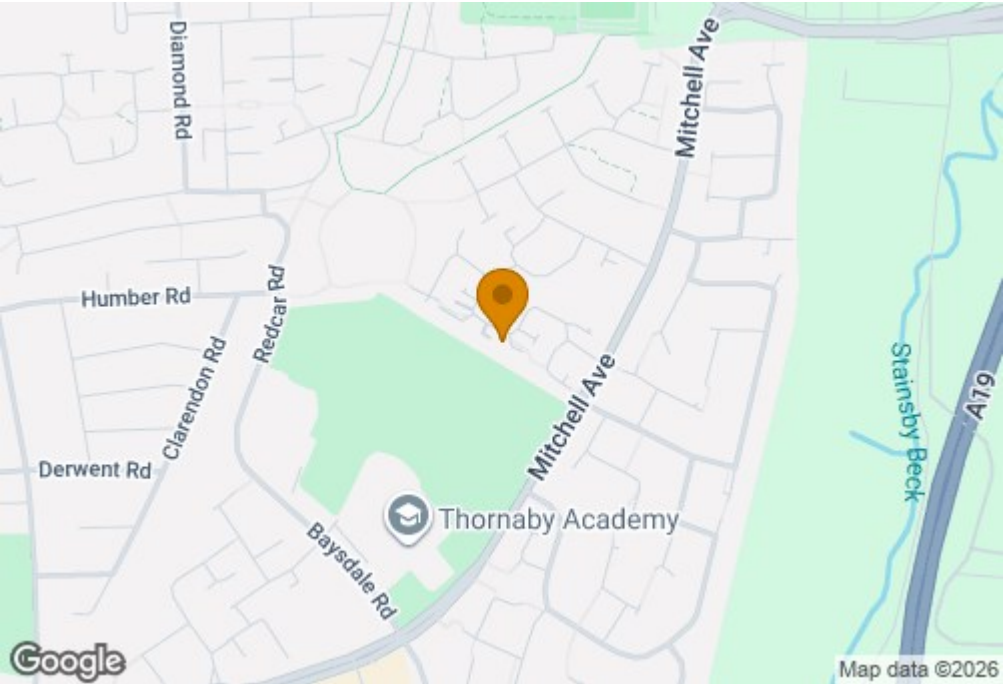
Front double glazed window, carpet flooring and radiator.

Bedroom

Front double glazed window, carpet flooring and radiator.



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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.

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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