



**Wolsingham Drive, Thornaby, Stockton-On-Tees,
TS17 9DW
3 Bed - House - Semi-Detached
Offers Over £160,000**

**Council Tax Band: B
EPC Rating: D
Tenure: Freehold**



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Situated in the popular Thornaby area, this well presented three bedroom semi detached property is sure to appeal to first time buyers, growing families and professionals alike.

The accommodation briefly comprises an entrance hallway leading into a bright and spacious lounge filled with natural light, which in turn opens into the kitchen/diner positioned to the rear of the property. The kitchen is fitted with a range of wall and base units, work surfaces and integrated cooking appliances, providing a practical and stylish space for everyday living. French doors open directly onto the stunning west facing landscaped rear garden, thoughtfully designed to create the perfect outdoor space for relaxing and entertaining.

To the first floor are two double bedrooms, a single bedroom and a modern family bathroom fitted with a contemporary three piece suite comprising a shower cubicle, wash hand basin inset into a vanity unit and low level WC.

Externally the property benefits from a garage located to the rear and enjoys a convenient position close to schools, shops and local amenities. Excellent transport links to the A66, A19 and A174 make this an ideal home for commuters.

GROUND FLOOR

Lounge
13'0" x 11'0"

Kitchen \ Diner
15'4" x 8'1"

FIRST FLOOR

Bedroom 1
11'4" x 8'8"

Bedroom 2
10'3" x 8'5"

Bedroom 3
8'1" x 6'11"

Bathroom
6'10" x 5'3"



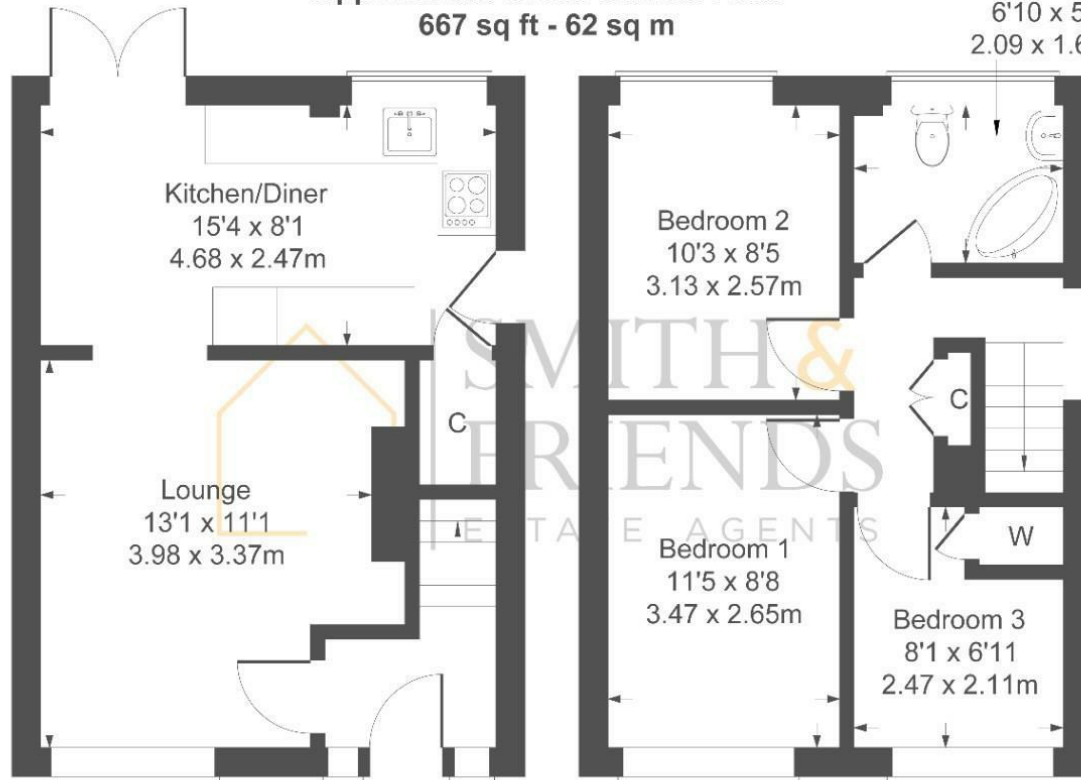




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Approximate Gross Internal Area
667 sq ft - 62 sq m

Bathroom
6'10 x 5'4
2.09 x 1.62m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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