



Welcome to the market this beautifully presented three-bedroom semi-detached home, located in the highly sought-after area of Thornaby. Ready to move straight into, this property is an ideal purchase for first-time buyers or families seeking a comfortable and modern living space.

The ground floor features an inviting entrance hallway, a spacious lounge, a convenient cloakroom, and a stylish open-plan kitchen/diner perfect for everyday living and entertaining.

Upstairs, you will find three well-proportioned bedrooms and a contemporary family bathroom boasting a dual-shower setup.

Externally, the property benefits from a private, enclosed rear garden with side-gate access, a patio/seating area, storage space, and a section laid to lawn. There is an allocated parking space to the rear, along with additional driveway parking at the front.

#### Location:

Positioned just off Mitchell Avenue, the home is ideally placed for local schools, Thornaby Town Centre, bus routes, and offers excellent access to the A19 for commuters.

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

**3 Bed - House - Semi-Detached**

**£159,950**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Leasehold**



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



## Entrance Hallway

Front entrance door, stairs to upper and 1 x radiator.

## Cloakroom

1 x front double glazed window, flooring, w/c, wash hand basin and 1 x radiator.

## Lounge

1 x front double glazed window, 1 x radiator and flooring.

## Kitchen/Diner

1 x rear double glazed window, rear double glazed doors and storage cupboard.

## Landing

1 x side double glazed window, carpet flooring, 1 x radiator, loft access and two storage cupboards.

## Bedroom

1 x front double glazed window, carpet flooring, 1 x radiator.

## Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

## Bathroom

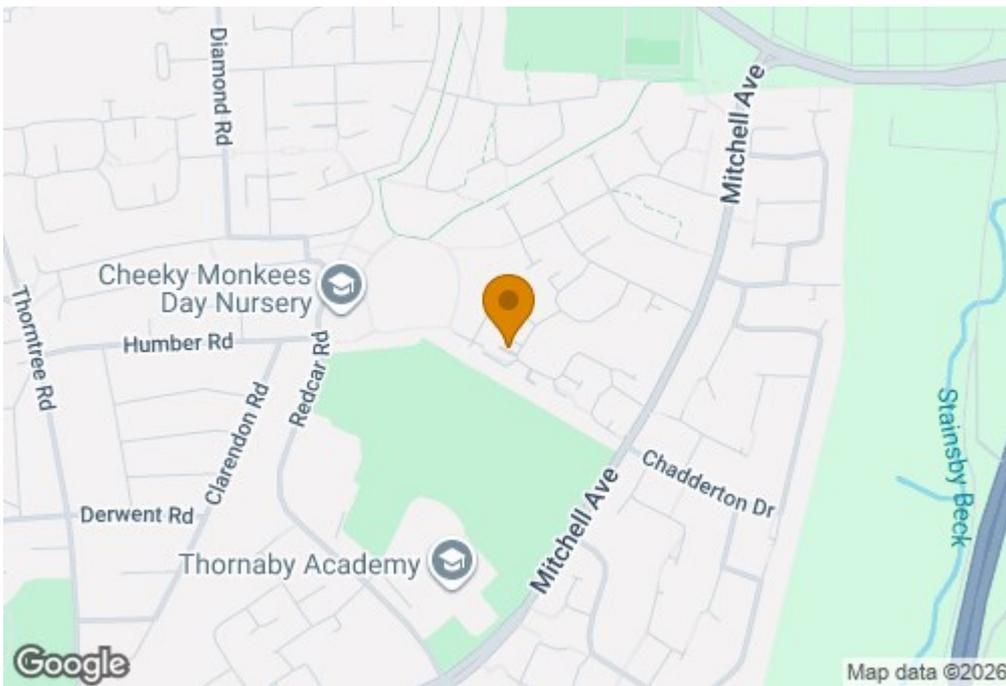
1 x rear double glazed window, bath, dual shower, vanity w/c, wash hand basin, heated towel rail and spot lights.

## External

Allocated parking space to the rear of the property plus additional driveway parking, gardens front and rear.



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9BN**

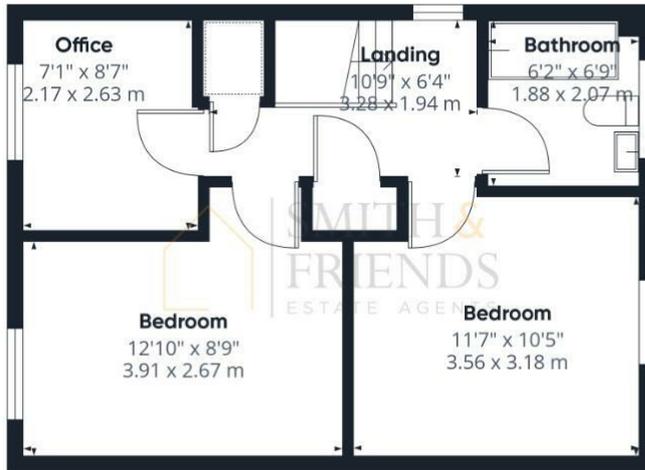


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# Wensleydale Gardens, Stockton-On-Tees, TS17 9BN



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
849 ft<sup>2</sup>  
78.9 m<sup>2</sup>

(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

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>87</b>
	<b>77</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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