



Smith & Friends Estate Agents are delighted to bring to the market this exceptional three-bedroom semi-detached home, which is presented to an outstanding standard and truly ready for immediate occupation. Having been fully refurbished throughout, the property has been renovated with great attention to detail, ensuring no expense has been spared both internally and externally. The accommodation is immaculate and finished to a high specification, offering modern, stylish living ideal for a range of buyers. Upon entering, you are welcomed into a bright and inviting entrance hallway which leads through to a cosy yet contemporary lounge, featuring a bespoke built-in media wall that creates a perfect focal point for relaxing and entertaining. The ground floor also boasts a stunning modern high-gloss fitted kitchen, complete with a full range of integrated appliances, providing a sleek and functional space for everyday living. To the first floor, the property offers three well-proportioned bedrooms along with a beautifully designed modern bathroom. The bathroom benefits from a spacious walk-in shower with dual shower fittings, delivering both style and practicality. Externally, the property continues to impress. The enclosed rear garden has been designed for low-maintenance enjoyment, featuring artificial grass and a detached summer house. The summer house is currently fitted out as a bar and entertainment space, making it ideal for social gatherings and outdoor enjoyment all year round. Location: Situated within a highly popular area of Thornaby, the property is conveniently located close to the town centre, a range of local shops, amenities, and well-regarded schools. Teesside Retail Park is just a short drive away, offering an excellent selection of retail and leisure facilities. This is a fantastic opportunity to purchase a turnkey home in a sought-after location, and early viewing is highly recommended to fully appreciate the quality on offer.

Wolsingham Drive, Stockton-On-Tees, TS17 9EQ

3 Bed - House - Semi-Detached

£170,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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ENTRANCE HALLWAY

Front entrance door, flooring, stairs to upper level.

LOUNGE

Double glazed bay window to front aspect, flooring, covered ceiling, radiator, media wall.

KITCHEN

Double glazed window to rear aspect, double glazed door to rear, Grey High Gloss kitchen units, spot lights, storage cupboard, integrated oven and grill, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher.

LANDING

Double glazed window to side aspect, carpet, cupboard, loft access, covered ceiling.

BEDROOM ONE

Double glazed window to front aspect, fitted wardrobes, carpet, radiator, covered ceiling.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE

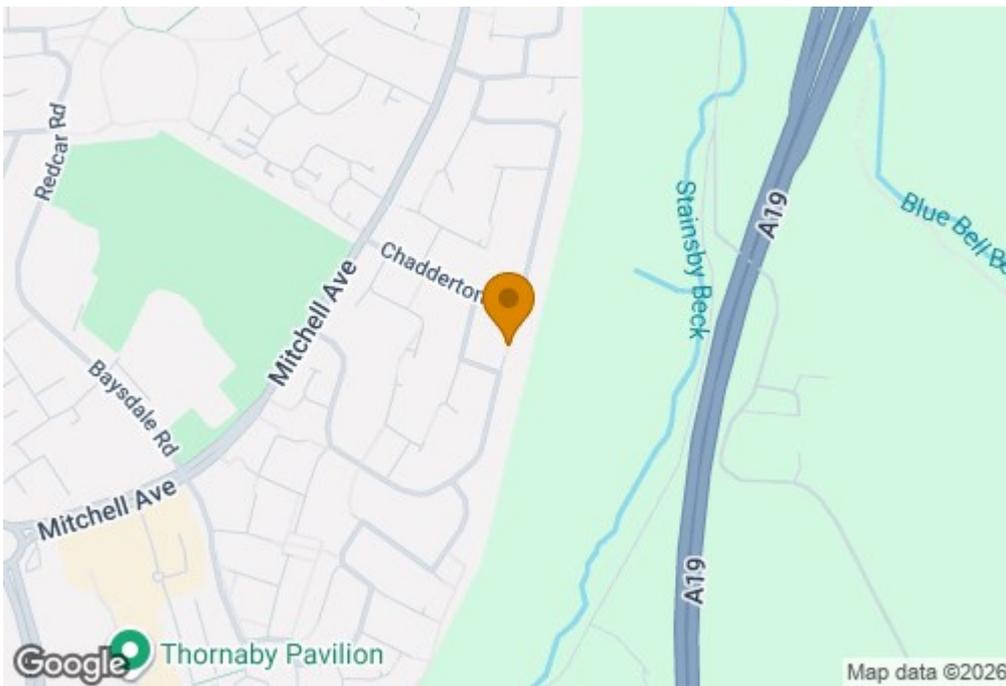
Double glazed window to front aspect, laminate flooring, covered ceiling, spot lights, radiator.

BATHROOM

Fully tiled with walk-in dual shower, vanity wash hand basin, vanity WC, tiled flooring, heated towel rail, double glazed window to rear aspect.



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Approximate total area⁽¹⁾
651 ft²
60.6 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



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		86
(69-80) C		
(55-68) D	62	
(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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