



**Hampden Way, Thornaby, TS17 9ND**  
**5 Bed - House - Terraced**  
**£80,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Hampden Way, Thornaby, TS17 9ND

PUBLIC NOTICE - Smith & Friends Estate Agents are now in receipt of an offer for the sum of £80,000 for 153 Hampden Way TS17 9ND. Anyone wishing to place an offer on this property should contact Smith & Friends, Barwick Lodge, Ingleby Barwick TS17 0RH 01642 762944 before exchange of contracts.

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FOR INVESTOR FOR A BUY-TO-LET OR FIRST TIME BUYER \*\*\*

NEW TO THE MARKET, with Smith & Friends Estate Agents, this five bedroom mid-terraced three storey property. This property is positioned just off Tedder Avenue close to local schools, and Thornaby town centre.

The property briefly comprises of; Entrance Hall, Inner Hallway, Downstairs WC, Living Room, Additional Inner Hall, and Kitchen/Diner. To the First Floor has a Landing with Storage Cupboards, Two Bedrooms and Family Bathroom. The Second Floor Provides Landing with Storage Cupboards and a Three Further Bedrooms.

Externally, the property has gardens to the front and rear of the property.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

## GROUND FLOOR

### Entrance Hall

7'3" x 5'9" (2.23m x 1.77m)

### Inner Hallway

2'9" x 10'5" (0.84m x 3.18m)

### Downstairs WC

2'10" x 7'8" (0.87m x 2.34m)

### Living Room

11'7" x 11'8" (3.54m x 3.58m)

### Inner Hall

3'2" x 6'0" (0.99m x 1.84m)

### Kitchen / Diner

14'8" x 8'8" (4.48m x 2.66m)

## FIRST FLOOR

### Landing

14'9" x 6'0" (4.52m x 1.85m)

### Bedroom 1

14'9" x 11'10" (4.52m x 3.62m)

### Bedroom 3

8'1" x 8'6" (2.47m x 2.61m)

### Family Bathroom

6'5" x 5'8" (1.98m x 1.73m)

## SECOND FLOOR

### Landing

14'9" x 9'2" (4.52m x 2.81m)

### Bedroom 2

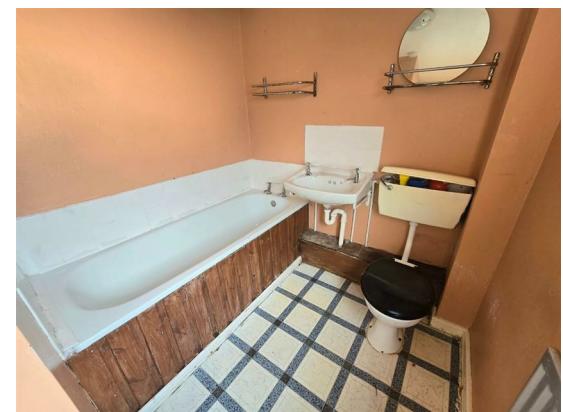
11'9" x 11'11" (3.60m x 3.64m)

### Bedroom 4

8'1" x 11'9" (2.48m x 3.60m)

### Bedroom 5

6'5" x 8'9" (1.97m x 2.68m)





Approximate total area<sup>(1)</sup>

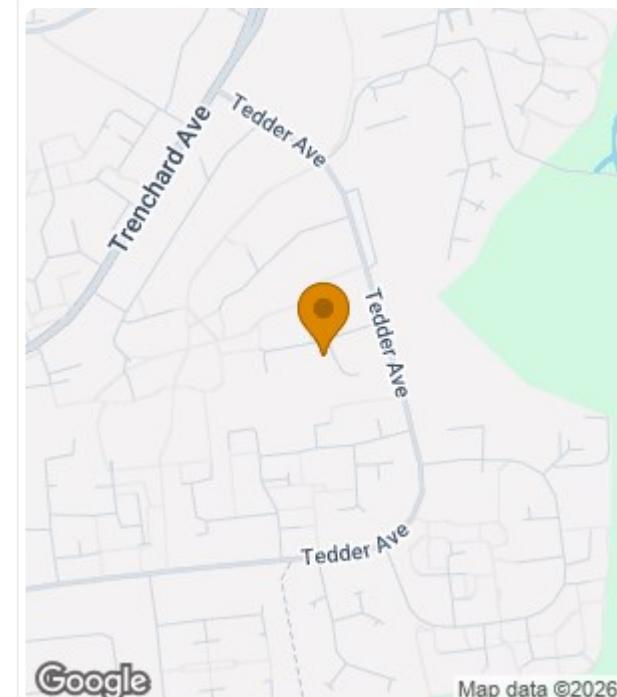
1170 ft<sup>2</sup>  
108.5 m<sup>2</sup>



(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(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

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.

**Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH**

**Tel: 01642 762944**

**inglebybarwick@smith-and-friends.co.uk**

**www.smith-and-friends.co.uk**



**SMITH &  
FRIENDS**  
ESTATE AGENTS