



**Woodford Walk, Thornaby, TS17 0LT**  
**3 Bed - House - End Terrace**  
**£75,000**

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



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## Woodford Walk, Thornaby, TS17 0LT

Offered to the market with NO ONWARD CHAIN, this three-bedroom end-terraced home is situated in the popular residential area of Thornaby, making it an excellent opportunity for first-time buyers, investors, or those looking for a property to modernise and add value.

The accommodation briefly comprises an entrance hallway leading through to a spacious lounge overlooking the rear garden, a modern fitted kitchen, and a separate utility room providing additional storage and practicality.

To the first floor, the property offers a generous master bedroom, two further single bedrooms, and a family bathroom fitted with a three-piece suite.

Externally, the property boasts a large west-facing rear garden, ideal for enjoying afternoon and evening sunshine, with plenty of potential for landscaping or family use.

Priced to reflect the modernisation required, this property represents a fantastic opportunity to create a superb family home or investment in a sought-after Thornaby location. Early viewing is highly recommended.

### GROUND FLOOR

#### Hallway

5'9" x 15'6" (1.77m x 4.74m)

#### Lounge

13'7" x 9'10" (4.15m x 3.00m)

#### Kitchen

7'5" x 17'1" (2.27m x 5.22m)

#### Utility Room

5'11" x 8'3" (1.81m x 2.53m)

### FIRST FLOOR

#### Landing

2'5" x 10'9" (0.76m x 3.28m)

#### Bedroom 1

13'9" x 9'6" (4.21m x 2.91m)

#### Bedroom 2

7'6" x 9'8" (2.30m x 2.97m)

#### Bedroom 3

7'5" x 7'6" (2.28m x 2.31m)

#### Bathroom

5'10" x 6'5" (1.78m x 1.98m)





Ground Floor



Floor 1

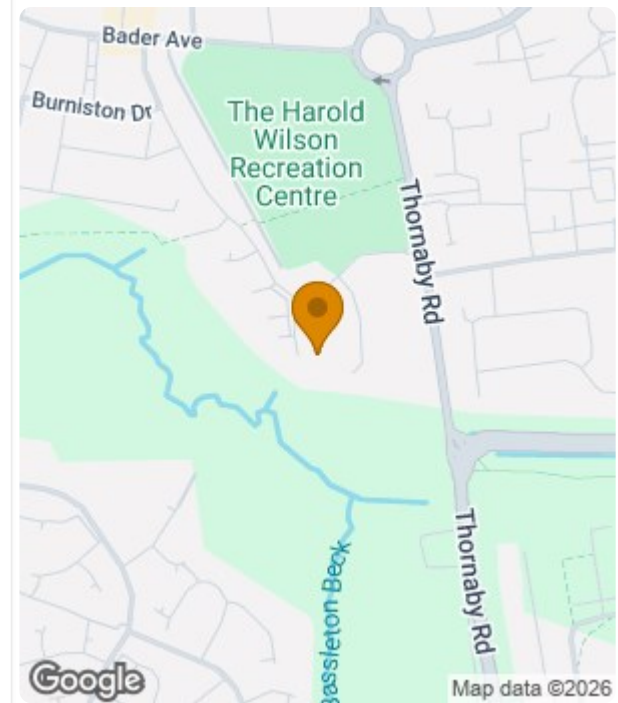


Approximate total area<sup>1)</sup>  
750 ft<sup>2</sup>  
69.7 m<sup>2</sup>

(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



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>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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