



Located in the highly desirable area of The Green, Thornaby, this stunning property offers an exceptional opportunity to purchase a beautifully presented family home in a prime location. Enjoying a secluded position with picturesque views across The Green, the property combines charm, character, and modern living throughout. A standout feature is the impressive master bedroom window, perfectly framing the beautiful surroundings.

The accommodation briefly comprises an inviting entrance hallway with useful storage space, leading into a spacious open-plan lounge and dining area. This elegant living space benefits from original feature fireplaces and French doors opening onto the rear garden, creating a bright and welcoming atmosphere ideal for both relaxing and entertaining. The immaculate gallery-style kitchen is finished to a high standard with underfloor heating and features a beautiful Range cooker, adding both style and practicality.

To the first floor are three well-proportioned bedrooms and a luxurious family bathroom complete with a freestanding bath and separate walk-in shower.

Externally, the generous rear garden provides a peaceful retreat, mainly laid to lawn with a separate seating and entertaining area, perfect for summer barbecues and outdoor gatherings with family and friends.

The Green, Thornaby, Stockton-On-Tees, TS17 0AE

3 Bed - House - Semi-Detached

Offers In Excess Of £260,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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ENTRANCE HALLWAY
Front entrance door, flooring, storage cupboard, radiator, stairs to upper level.

LOUNGE
Open plan with diner, double glazed bay window to front aspect, carpet, fire and surround, radiator.

DINER
Double glazed French doors to rear garden, radiator.

KITCHEN
uPVC double glazed door to side aspect, flooring, double glazed window to side aspect, radiator.

LANDING
Double glazed window to side aspect, loft access, carpet.

BEDROOM ONE
Double glazed bay window to front aspect, carpet, radiator, storage cupboard.

BEDROOM TWO
Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE
Double glazed window to front aspect, radiator, carpet, storage cupboard.

BATHROOM
Free standing bath, walk-in shower, wash hand basin, WC, wall light, flooring, double glazed window to side aspect.



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, conveyancing and removal 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	76
EU Directive 2002/91/EC			

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