



**Sir Douglas Park, Thornaby, TS17 0JZ**  
**3 Bed - House - Semi-Detached**  
**£160,000**

**Council Tax Band: C**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Sir Douglas Park, Thornaby, TS17 0JZ

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

\*\*\* PROPERTY CAN BE SOLD WITH A SITTING TENANT \*\*\*

NEW TO THE MARKET, this Immaculate Three Bedroom Semi-Detached Property, located in Thornaby, Stockton-on-Tees, ideal for First Time Buyer or Buy-to-Let Investor.

The Property Briefly Comprises of; Entrance Hallway, Lounge, Under Stairs Storage Cupboard, a Generous Size Kitchen/Diner with Patio Doors which lead to the Rear Garden.

The First Floor Provides Two Double Bedrooms, an Additional Single Bedroom and Family Three Piece Bathroom.

Externally there are Gardens to the Front and Rear, the Rear Garden is a Generous Size. There is also a Driveway to the side of the Property providing ample off street parking.

For a viewing contact SMITH & FRIENDS Ltd - Estate agents Ingleby Barwick, Early viewing is highly recommended.

\*\*\* Photos may slightly differ to current future inside the property.



### GROUND FLOOR

### Family Bathroom

#### Entrance Hall

#### Lounge

14'7" x 11'5" (4.47m x 3.49m)

#### Kitchen/Diner

14'6" x 9'8" (4.44m x 2.97m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

12'1" x 8'3" (3.69m x 2.54m)

#### Bedroom 2

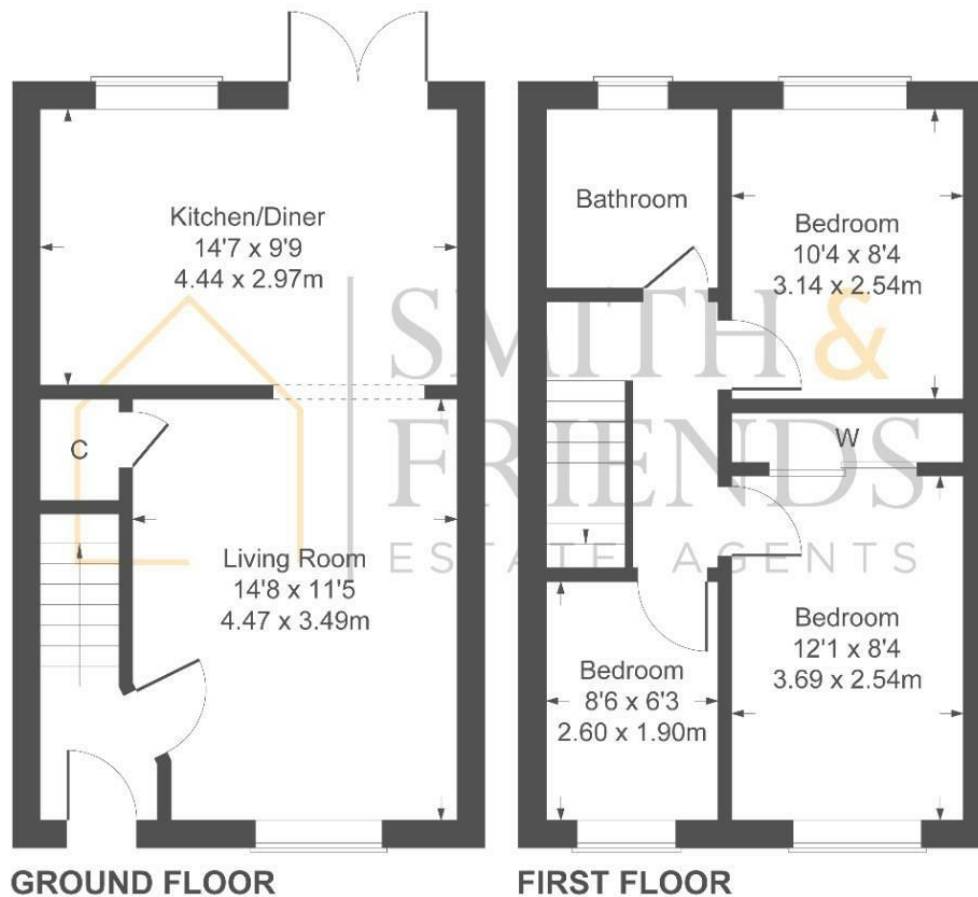
10'3" x 8'3" (3.14m x 2.54m)

#### Bedroom 3

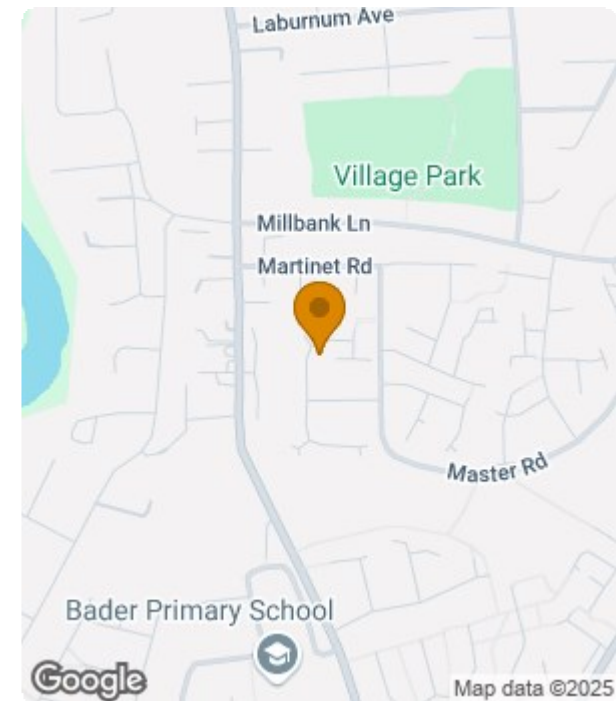
8'6" x 6'2" (2.60m x 1.90m)

# Sir Douglas Park

Approximate Gross Internal Area  
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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