



Located in a lovely cul-de-sac situated off The Green, Thornaby this well presented bungalow has come to the market through Smith & Friends Estate Agents. Comprising of an entrance hallway, a cosy lounge, dining room, two bedrooms, modern bathroom and a beautiful conservatory overlooking the rear garden. External: Ample parking to the front of the property, the rear garden is mainly laid to lawn and features a fish pond. The bungalow has been well maintained over the years and is ready to move straight into. Location: Excellent area of Thornaby with shops and local amenities not to far away.

Pls call Smith & Friends Estate Agents on 01642 607555 to arrange a viewing.

**Orchard Road, Stockton-On-Tees, TS17 0AW**

**2 Bed - House**

**Offers Over £220,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Orchard Road, Stockton-On-Tees, TS17 0AW



## ENTRANCE HALLWAY

10'9 x 3'10 (3.28m x 1.17m)

Front entrance door, flooring, radiator, loft access and storage cupboard.

## LOUNGE

10'9 x 10'10 (3.28m x 3.30m)

Double glazed bay window to front aspect, fire and surround and covered ceiling.

## DINING ROOM

9'4 x 12'5 (2.84m x 3.78m)

Double glazed bay window to side aspect, radiator, flooring and covered ceiling.

## KITCHEN

9'9 x 5'9 (2.97m x 1.75m)

Galley style kitchen, double glazed window to side aspect, access to conservatory, flooring, part tiling and spot lights.

## CONSERVATORY

8'8 x 14'5 (2.64m x 4.39m)

Spot lights, flooring, double glazed window to side aspect and double glazed doors to rear aspect.

## BEDROOM ONE

11'5 x 8'11 (3.48m x 2.72m)

Double glazed window to rear aspect, Karndean flooring, covered ceiling and radiator.

## BEDROOM TWO

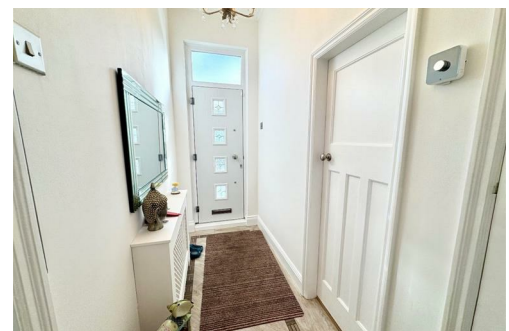
9'8 x 8'4 (2.95m x 2.54m)

Double glazed window to rear aspect, radiator and Karndean flooring.

## BATHROOM

5'10 x 7'5 (1.78m x 2.26m)

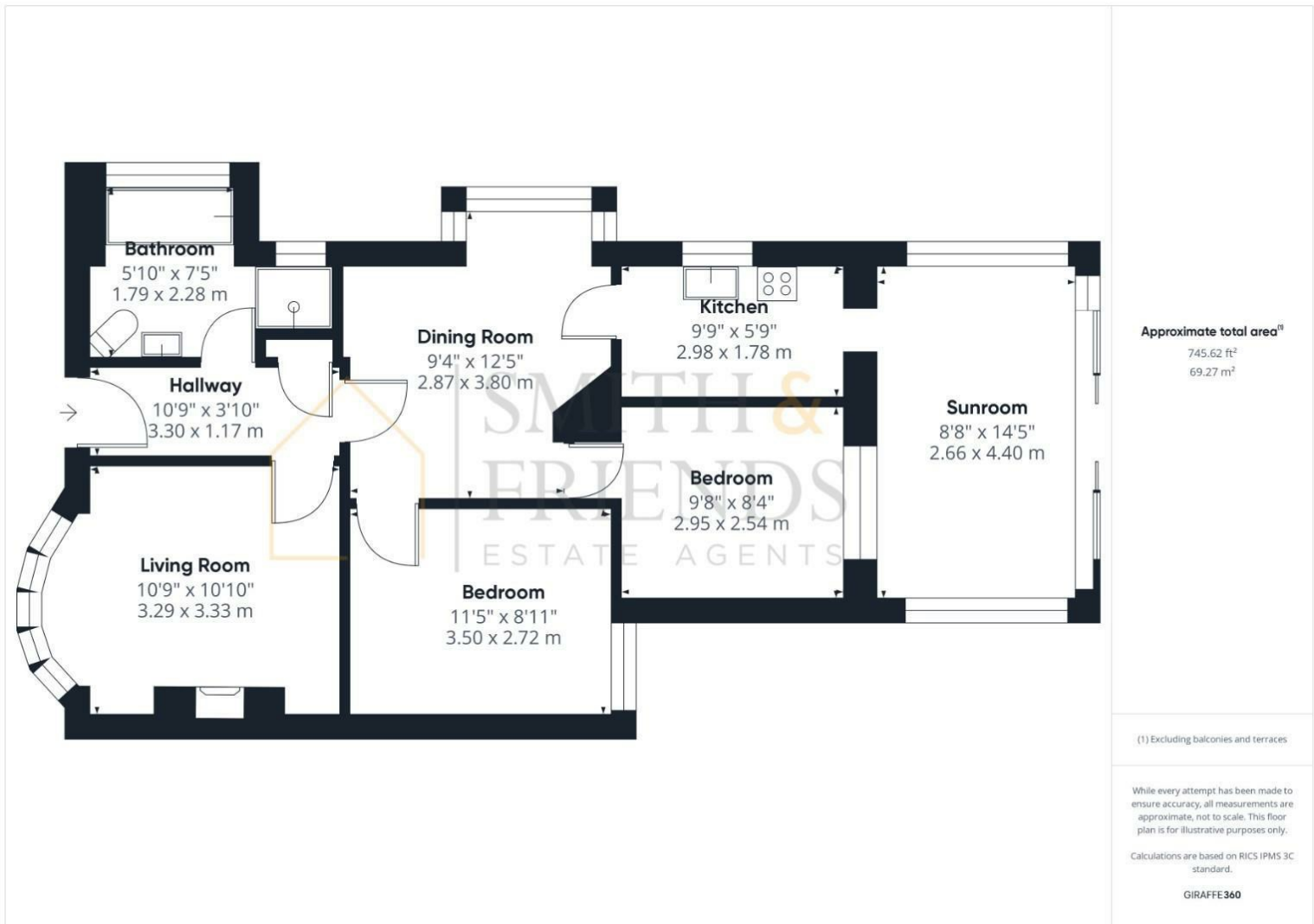
Bath with hand held shower, walk-in shower, wash hand basin, WC, full length heated towel rail and double glazed window to side aspect.



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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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