



## Thames Avenue, Thornaby, TS17 8HP

This three bedroom semi-detached house in Thornaby, offers a fantastic opportunity for first time buyers or investors.

The property features a spacious lounge with a bay window, that leads into the dining room. The kitchen comes equipped with fitted units and worktop, a Smeg electric range cooker with induction hob (available by negotiation), and an extractor fan, as well as a convenient walk-in pantry providing additional storage. There's also an extra room that could serve as a study or a fourth bedroom, adding to the flexibility of the home. Upstairs, you'll find three well proportioned bedrooms and a family bathroom with a shower over the bath.

The property benefits from combi gas central heating and double glazing at the front of the property that was renewed in 2023.

Externally, the property enjoys a low-maintenance gravelled garden and driveway leading to a garage. The rear garden is a highlight, offering a lawn, patio area, greenhouse, timber shed, and established shrubbery, providing privacy and a place to retreat.

This home enjoys good access to well regarded primary and secondary schools, Thornaby Town Centre, and Teesside Park with its many shops and facilities. Additionally there are good transport links via bus routes, the A66, A19, and Thornaby Train Station, offering convenience for commuting and easy access to a wide range of local amenities.

£145,000





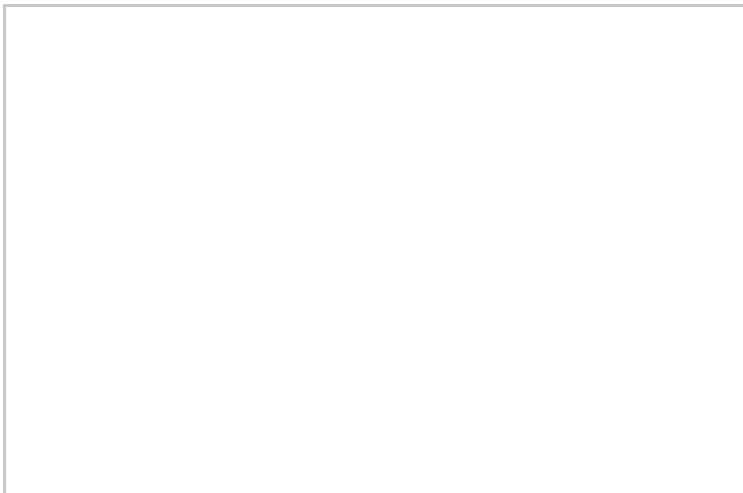
Thames Avenue, Thornaby, TS17 8HP

- HALL
- LOUNGE  
10'11" x 14'2" (3.33m x 4.32m)
- DINING ROOM  
10'1" x 13'4" (max) (3.07m x 4.06m (max))
- KITCHEN  
10'1" x 10'4" (3.07m x 3.15m)
- PANTRY  
6'8" x 2'7" (2.03m x 0.79m)
- STUDY  
7'11" x 6'11" (2.41m x 2.11m)
- LANDING
- BEDROOM ONE  
14'2" x 10'5" (4.32m x 3.18m)
- BEDROOM TWO  
11'0" x 11'1" (3.35m x 3.38m)
- BEDROOM THREE  
7'9" x 6'9" (2.36m x 2.06m)
- BATHROOM  
6'0" x 7'2" (1.83m x 2.18m)

**AML PROCEDURE**  
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

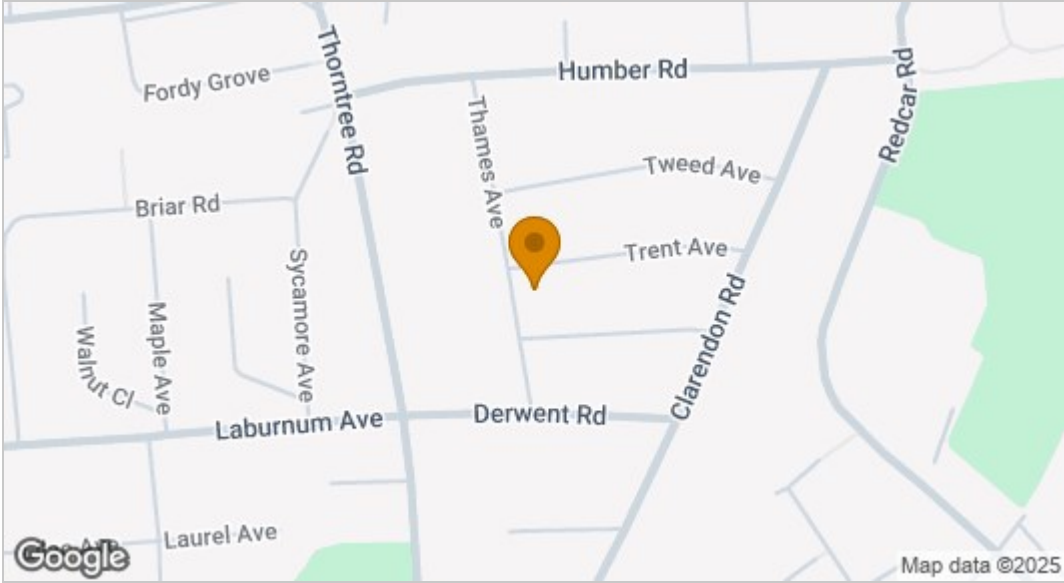




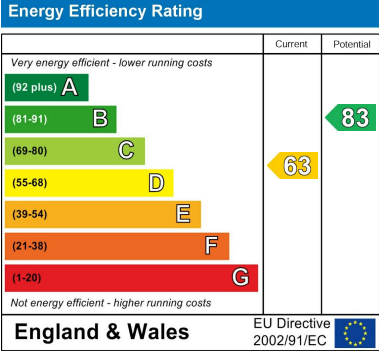




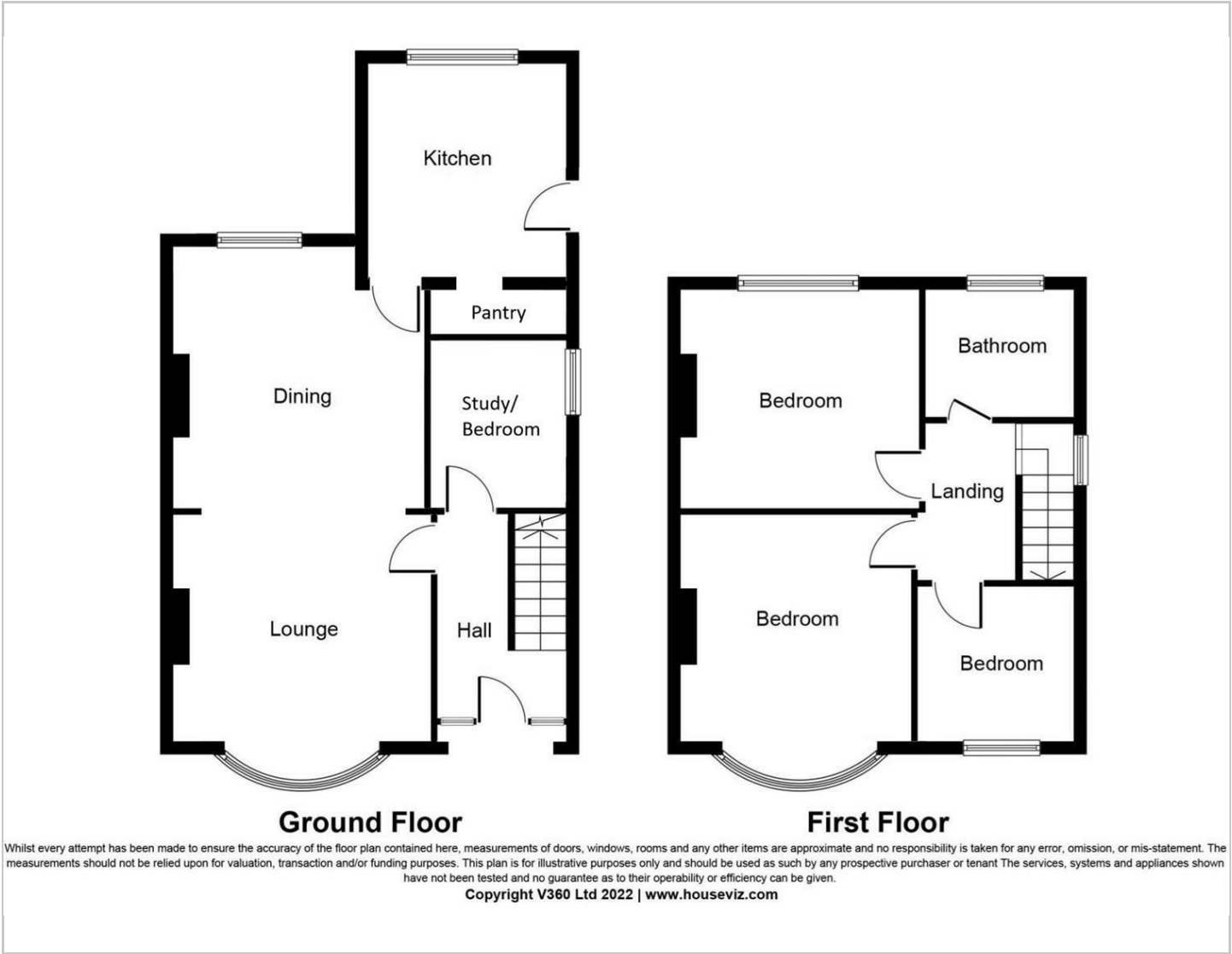
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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