



### 3 bed detached house to buy in

Pottery Wharf, Thornaby,  
Stockton-on-Tees, Durham, TS17 6DT

**£170,000** Offers Over

 x 3  x 1  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Double Driveway & Garage
- ✓ Ideal for first-time buyers or young families
- ✓ Close to local amenities and transport links
- ✓ Enclosed rear and side gardens
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Located within the popular Pottery Wharf development in Thornaby, this well-maintained three-bedroom detached home offers comfortable accommodation, making it an excellent choice for first-time buyers or young families.

The ground floor comprises a welcoming lounge, a fitted kitchen, dining room and a convenient downstairs W/C. Upstairs, there are three well-proportioned bedrooms served by a family bathroom.

Externally, the property benefits from a double driveway providing off-road parking and access to a garage. The enclosed rear and side gardens offer a pleasant outdoor space, ideal for relaxing, entertaining, or gardening.

Conveniently situated close to local amenities, schools, and excellent transport links, this charming detached home presents a fantastic opportunity for a range of buyers.

Call today for more information and to arrange an internal inspection.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £170,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance



## W/C



## Lounge

4.15m x 3.75m (13'7" x 12'3")



## Kitchen

3.20m x 2.34m (10'5" x 7'8")



## Dining Room

2.97m x 2.17m (9'8" x 7'1")



## Stairs to First Floor

## Bedroom One

4.07m x 2.82m (13'4" x 9'3")



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## Bedroom Two

3.06m x 2.81m (10'0" x 9'2")



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## Bedroom Three

2.92m x 1.82m (9'6" x 5'11")



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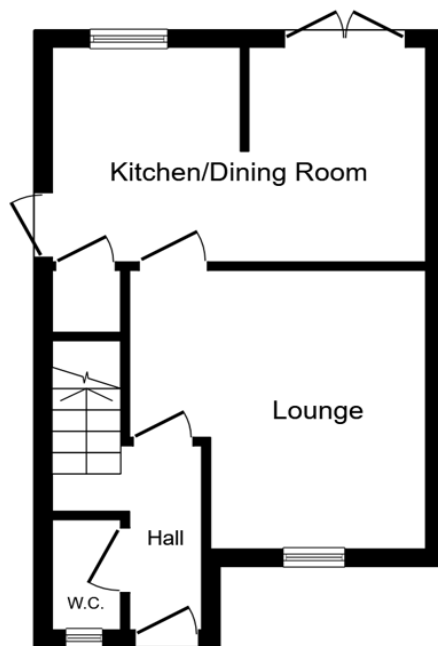
## Bathroom W/C



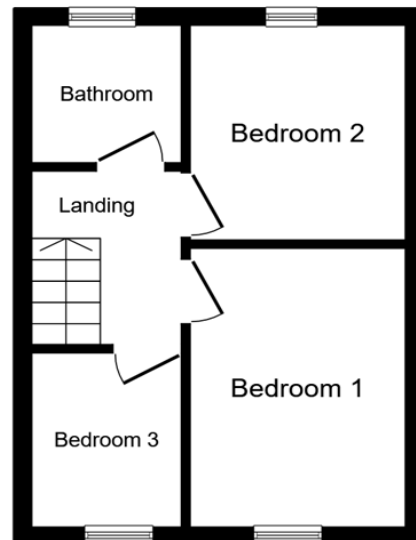
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## External





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 90                      |
| (69-80) <b>C</b>                            | 77      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Pottery Wharf, Thornaby, Stockton-on-Tees, Durham, TS17 6DT

Contact your local branch today for more information on this property:

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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