

## SUN GARDENS, THORNABY, STOCKTON-ON-TEES, TS17 6PR



- ▲ Two Double Bedrooms
- ▲ Chain Free Sale
- ▲ Two Shower/Bathroom
- ▲ Intercom System
- ▲ Large Open Plan Kitchen/Living/Dining Area
- ▲ Gas Central Heating

**£85,000**

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A first floor apartment that comes to the market with a chain free sale and featuring gas central heating, UPVC double glazed windows, intercom system and allocated parking.

Comprising entrance lobby, entrance hall with storage, open plan kitchen/diner/living area, two double bedrooms with two shower/bathrooms.

**FIRST FLOOR**

**HALL**

**OPEN PLAN LOUNGE WITH KITCHEN AREA - 6.17m x 5m (20'3" x 16'5")**

With doors to a Juliette balcony. Built-in gas hob, fan assisted electric oven and concealed overhead extractor hood. Built-in washer/dryer and built-in fridge/freezer.

**BEDROOM ONE - 3.35m (11') to front of wardrobes x 3.18m (10'5")**

With built-in sliding door wardrobe. Cupboard housing the gas combination boiler.

**EN-SUITE BEDROOM TWO - 4.11m x 2.87m (13'6" x 9'5")**

**BATHROOM** - White three-piece suite with a shower attachment to the taps.

**EXTERNALLY**

**ALLOCATED/VISITOR PARKING**

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- Standard Broadband & Mobile Signal

**AGENTS REF:** - MH/GD/ING240128/20032024

**Council Tax Band:** B      **Tenure:** Leasehold

**TO VIEW:** Contact our Ingleby Barwick office on

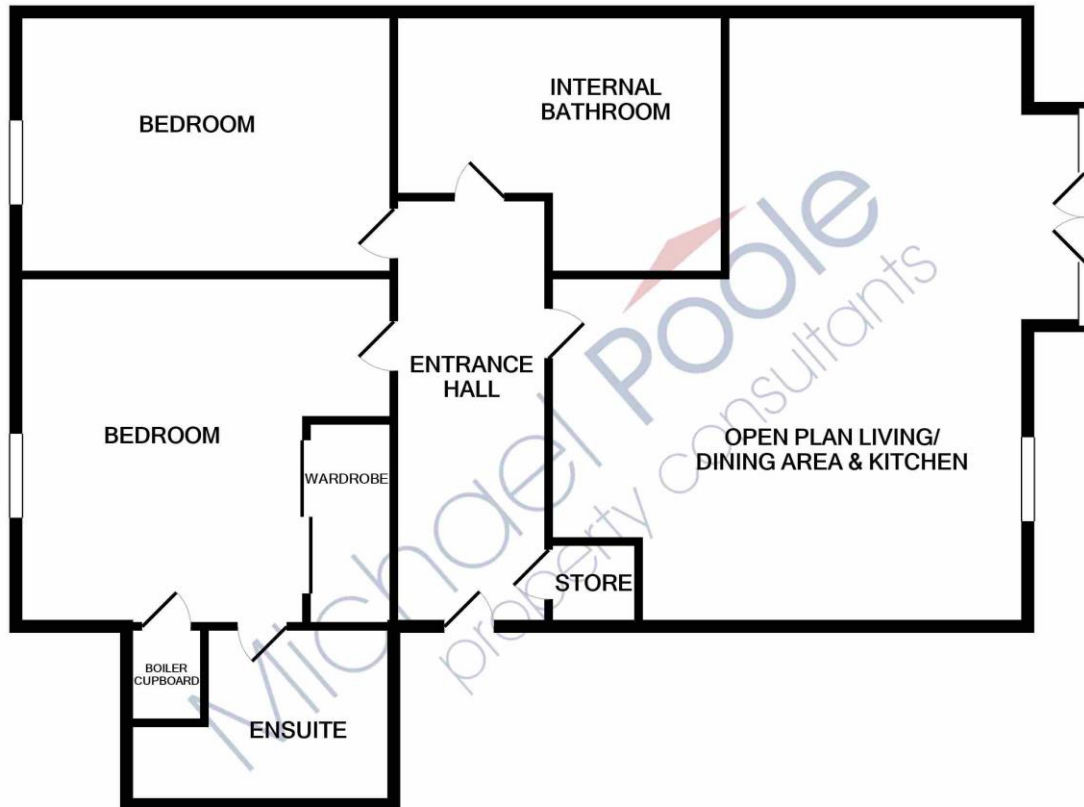
Tel: **01642 763636**

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Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

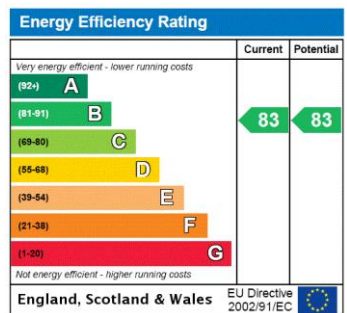
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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