

Sun Gardens, Thornaby Stockton-On-Tees TS17 6PR

welcome to

Sun Gardens, Thornaby Stockton-On-Tees

This CONTEMPORARY FOUR BEDROOM property is available VACANT ON POSSESSION and boasts generous and VERSATILE LIVING. With the added benefit of GARAGE, OFF STREET PARKING and a property sitting in a quiet location yet giving ease of access to the A66. Stunning GREAT PRICE!

##Invalid Field Name##

Agents Note:

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details

Entrance Hall

Stairs to first floor, access to garage, radiator.

Kitchen/ Diner

15' 8" x 8' 8" (4.78m x 2.64m)

Fitted with a range of wall and base units with complimenting working surfaces, sink unit, oven with eclectic hob and extractor fan, boiler, space for washing machine, 2 radiators, window to rear elevation, UPVC door to rear.

Ground Floor Wc

Low level wc, wash hand basin, radiator.

First Floor

Lounge

15' 9" x 8' 5" (4.80m x 2.57m)

Window to rear, Juliet balcony with UPVC double glazed doors, two radiators.

Bedroom 3

10' 4" x 8' 3" (3.15m x 2.51m)

Window to front elevation, radiator.

Bedroom 4

10' 5" x 7' 2" (3.17m x 2.18m)

Window to front elevation, radiator.

Second Floor

Landing

Radiator, loft access.

Bathroom

Low level wc, wash hand basin, shower, radiator.

Bedroom 1

15' 9" x 10' 1" (4.80m x 3.07m)

Window to front, radiator.

En Suite

Low level wc, vanity wash hand basin, shower, radiator.

Bedroom 2

15' 9" x 8' 6" (4.80m x 2.59m)

Mirrored wardrobes, window to rear, radiator.

Externally

Front Garden

Block paved driveway leading to single garage, lawn area.

Rear Garden

Enclosed via timber shed, outbuilding.





view this property online mannersandharrison.co.uk/Property/STO113438



welcome to

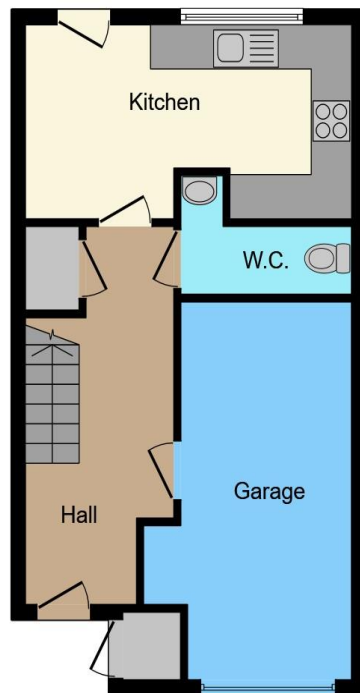
Sun Gardens, Thornaby Stockton-On-Tees

- BRIGHT AND INVITING
- FOUR BEDROOMS
- THREE STOREY
- GROUND FLOOR WC
- MASTER WITH EN SUITE

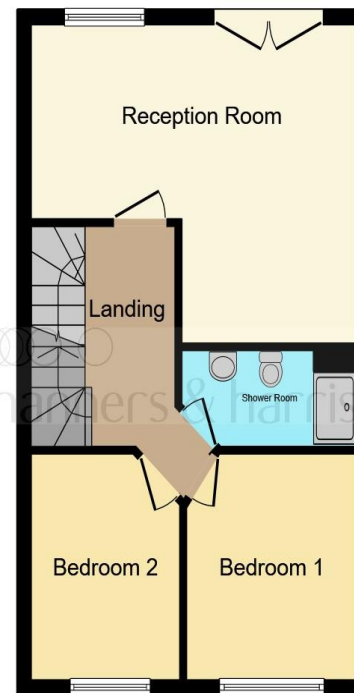
Tenure: Freehold EPC Rating: C

offers over

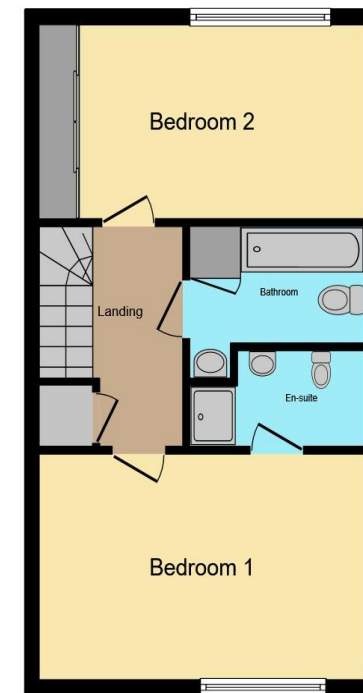
£139,995



Ground Floor



First Floor



Second 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

[view this property online](http://mannersandharrison.co.uk/Property/STO113438) mannersandharrison.co.uk/Property/STO113438



Property Ref:
STO113438 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.