



**Stainsby Grange House Allensway, Thornaby Stockton-On-Tees TS17 9JR**

**welcome to**

## **Stainsby Grange House Allensway, Thornaby Stockton-On-Tees**

Nestled in a popular residential area of Thornaby, this well-presented two-bedroom third floor flat offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Early viewing is highly recommended.

### **Front Of Property**

Allocated parking space

### **Entrance Hall**

Intercom, door to front, access to all rooms, cupboard housing boiler

### **Lounge/Kitchen**

22' 7" x 11' 6" max ( 6.88m x 3.51m max )

Juliet balcony, plumbing for washing machine, stainless steel sink with mixer tap, extractor fan, space for table, sofa, hard flooring

### **Bedroom 1**

14' 5" x 8' 4" ( 4.39m x 2.54m )

Electric heater, TV point, window to rear

### **Bedroom 2**

12' 6" x 6' 6" ( 3.81m x 1.98m )

Electric heater, velux window

### **Bathroom**

Shower, wash hand basin, bath with mixer tap, low level WC, hard flooring, extractor fan





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## Stainsby Grange House Allensway, Thornaby Stockton-On-Tees

- THIRD FLOOR FLAT
- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 120.00

Ground Rent: 80.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£65,000**



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](http://www.focalagent.com)

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Property Ref:  
STO114891 - 0005

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