



**Clifton House Thornaby Place, Thornaby Stockton-On-Tees TS17 6SD**

**welcome to**

## **Clifton House Thornaby Place, Thornaby Stockton-On-Tees**

- IDEAL INVESTMENT OPPORTUNITY
- CONTEMPORARY
- FULLY FURNISHED
- DOUBLE BEDROOM
- WELL WORTH VIEWING!!!

Tenure: Leasehold EPC Rating: B

# £48,000

### **Hallway**

Doors to kitchen opening into lounge, bedroom and bathroom.

### **Kitchen / Lounge**

21' x 7' 11" maximum ( 6.40m x 2.41m maximum )

Fitted with a range of contemporary wall and base units, double glazed window to side elevation, space for free standing fridge freezer, sink, drainer unit and mixer tap, integrated electric hob, electric oven, extractor fan and cupboard housing hot tank and washing machine. Open plan area in lounge with TV point.

### **Bedroom One**

11' 7" x 8' 6" ( 3.53m x 2.59m )

Double glazed window to side elevation and night storage heater.

### **Bathroom**

Suite comprising of extractor fan, spotlights to ceiling, bath with overhead shower and mixer tap, WC, chrome ladder style towel warmer and wash hand basin.

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

#### **Property Ref:**

STO110459 - 0014

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