



Clifton House Thornaby Place, Thornaby STOCKTON-ON-TEES TS17 6SD

welcome to

Clifton House Thornaby Place, Thornaby STOCKTON-ON-TEES

- IDEAL INVESTMENT OPPORTUNITY
- FULLY FURNISHED
- CONTEMPORARY
- DOUBLE BEDROOMS
- GREAT LOCATION

Tenure: Leasehold EPC Rating: C

£48,000

Entrance Hallway

Intercom system.

Kitchen / Lounge

21' maximum x 7' 8" (6.40m maximum x 2.34m)

Fitted with a range of contemporary wall and base units, spotlights to ceiling, space for free standing fridge / freezer, chrome sink, drainer unit and mixer tap, integrated electric hob and oven, cupboard housing hot water tank, plumbing for washing machine, laminate flooring, double glazed window to side elevation and open plan area into lounge with carpet flooring,

Bedroom One

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window to side elevation and night storage heaters.

Bathroom

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

view this property online mannersandharrison.co.uk/Property/STO110458

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require 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:

STO110458 - 0011



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