



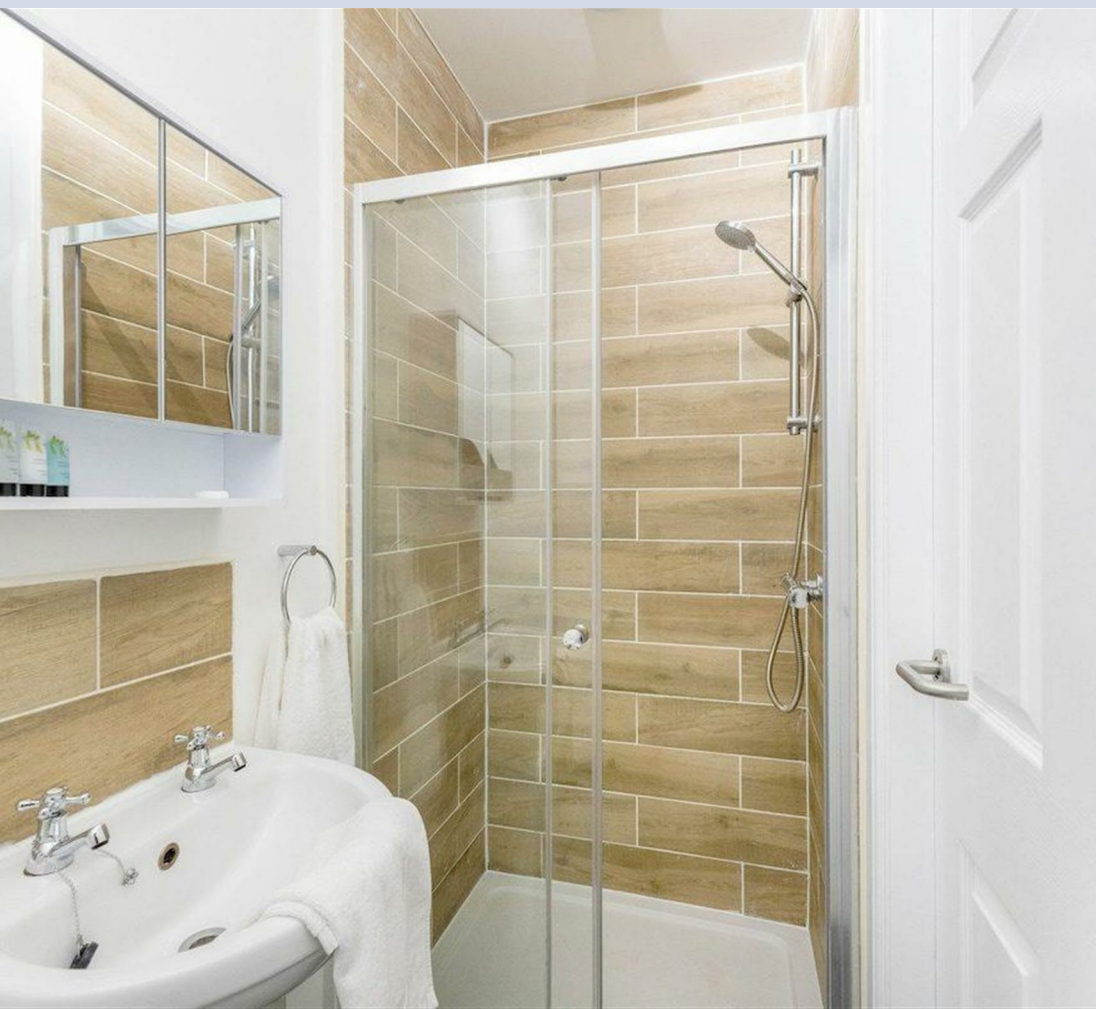
Two storey former public house converted to 2 x 5 bedroom cluster apartments in 2015 (approx.)

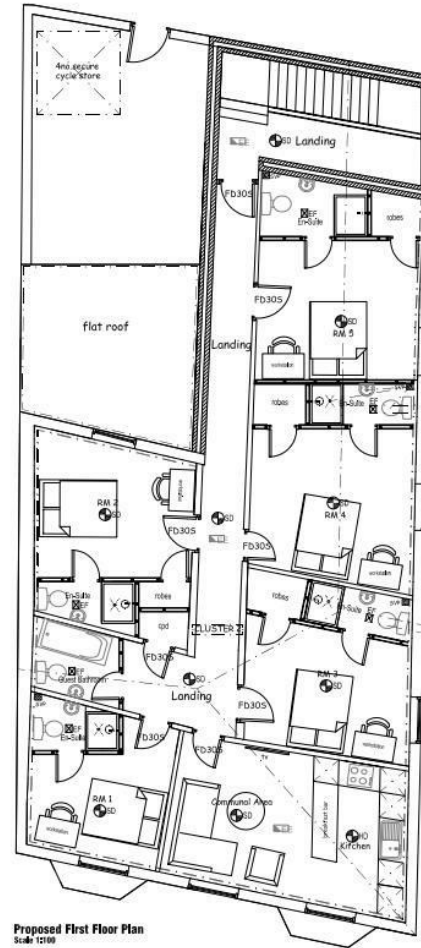
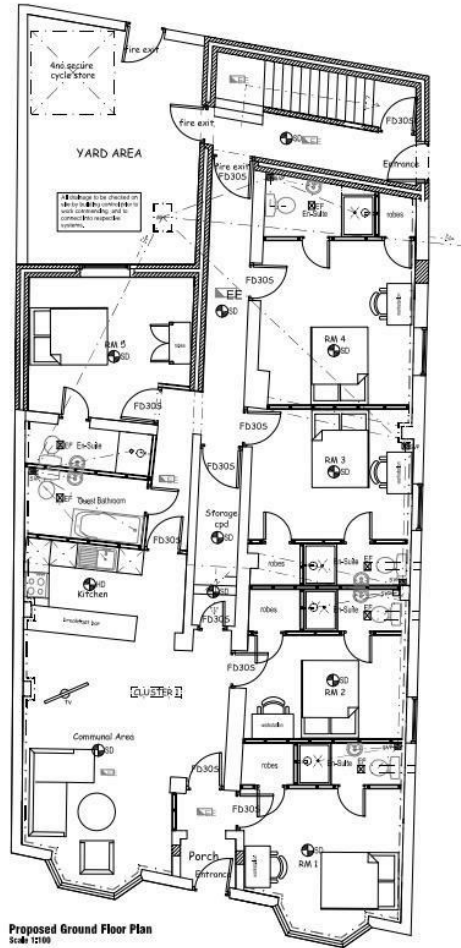
The property is of traditional brick construction held under a multi pitched slate tile covered roof with small flat section to rear and painted render to the elevations. Both flats are of a similar layout and specification comprising an open plan kitchen/ dining/ breakout area, five double bedrooms each with en-suite and laundry room.

The property fronts Thornaby Road on its corner with Sun Street approximately one mile from Thornaby town centre. The immediate vicinity is a predominantly residential neighbourhood incorporating local amenities including Thornaby Pool and a range of independent businesses including shops, bar/eateries and professional services. The location lies adjacent to the A66 linking with the A19 within a short driving distance. Thornaby lies approximately 3 miles south of Stockton, 4 miles south west of Middlesbrough and 13 miles east of Darlington.

10 x en-suite double bedrooms. The flats are heated by way of an electrically operated heating system (panel heaters to bedrooms) and all lighting is energy efficient LED with motion sensors to the common parts.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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