



A superb 2 bedroom ground floor flat which internally comprises of entrance hallway, lounge into kitchen area, two bedrooms, en-suite to master bedroom and bathroom/WC. The property benefits from gas central heating, UPVC double glazing and has an allocated parking space. The property is within easy access of the A66 which provides excellent commuting to Thornaby Train Station and in our opinion, viewing is recommended.

Sun Gardens, Thornaby, TS17 6PR
2 Bed - Flat - Purpose Built
£90,000
EPC Rating: C
Council Tax Band: B
Tenure: Leasehold



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ENTRANCE HALLWAY

Via communal entrance hall into building which is secured via audio entry door leading into entrance hallway into flat.

HALLWAY

Doors leading to lounge, two bedrooms and bathroom/WC.

LOUNGE INTO KITCHEN AREA

23' maximum x 15' maximum (7.01m maximum x 4.57m maximum)

uPVC double glazed French doors leading to Juliet balcony to front elevation, radiator and walkway through into kitchen.

KITCHEN

A fitted kitchen with a range of wall, floor and drawer units incorporating a gas hob with built-in electric oven, integrated fridge and freezer, integrated washing machine, worktop with inset one and a half bowl stainless steel sink unit, mixer tap and single drainer, uPVC double glazed window to front elevation and radiator.

BEDROOM 1

12'5 x 11'2 (3.78m x 3.40m)

uPVC double glazed window to rear elevation, single radiator, fitted sliding mirrored wardrobes and door leading to en suite.

EN SUITE

Suite comprising of shower cubicle, wash hand basin set into vanity unit and low level WC.

BEDROOM 2

12'8 x 9'1 (3.86m x 2.77m)

uPVC double glazed window to rear elevation and single radiator.

BATHROOM/WC

Suite comprising of bath with mixer tap and shower attachment, wash hand basin set into vanity unit with mixer tap, low level WC and extractor fan.

OUTSIDE

To the rear there is an allocated parking space in addition to visitors spaces.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

21 Bishop Street, Stockton-on-Tees, TS18 1SY
 01642 607555
 stockton@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

