



Sun Gardens, Thornaby, Stockton-On-Tees, Cleveland   **Offers Over £70,000**









## Sun Gardens, Thornaby, Stockton-On-Tees, Cleveland

**Offers Over £70,000**

### Property Description

This superbly presented second floor apartment would make an ideal investment opportunity. The property is currently tenanted with a healthy yield in the region on 9%. This home has been recently redecorated with new carpets, all in attractive neutral tones. There is an impressive open plan lounge/kitchen/diner which is bright and spacious with French doors to a Juliet balcony for those warmer days. Both the bedrooms are doubles and come with sleek modern fitted wardrobes. This home is priced to sell and is offered with no upward chain. EPC Grade B. A copy of the EPC will be available on request.

### Our View

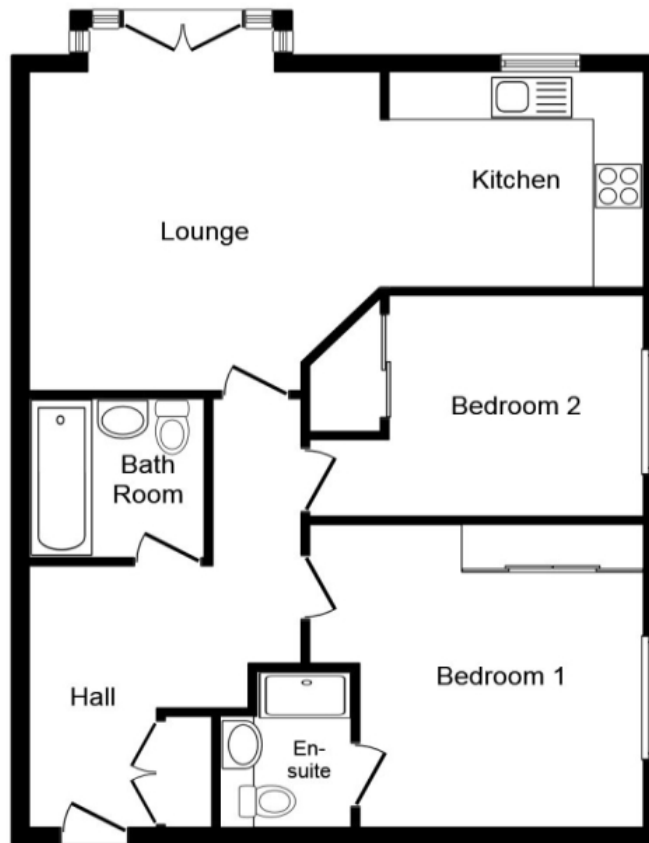
Accommodation comprises: open plan lounge/kitchen, 2 bedrooms, the master with en-suite shower room, and a family bathroom.

### Location

Sun Gardens is a modern development in Thornaby within easy reach of A66 for quick and easy access to major road links. Stockton town centre is also close by with a wide range of shops and amenities.



**Open Plan Living Space**  
For full EPC please contact the branch



## Floor Plan

Total floor area 71.0 sq. m. (764 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate

Your Move is a trading name of your-move.co.uk, registered in England at Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB (number 01864469).

\*Calls may be recorded and/or monitored for training and/or security purposes.

High Street, Stockton-On-Tees, Cleveland, TS18  
1SH

01642 607191 \* Stockton-on-Tees@your-  
move.co.uk

