

63b Sun Gardens, Thornaby

£95,000

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63b Sun Gardens

Thornaby, Stockton-On-Tees

Subject to a Recent Renovation, This Ground Floor Flat Comes to The Market with a Simple Chain Free Sale. It Features Two Double Bedroom & Brand-New Kitchen, Shower/Bathroom Just to Name a Few!

- Having Been the Subject of a Flawless & Very Skilful Program of Improvement & Refinement Work Recently
- Two Double Bedrooms with Built in Wardrobes & Two Bath/Shower Rooms
- Offered to the Market with a CHAIN FREE Sale
- Ground Floor Apartment Perfect for Someone Looking for Life without Stairs
- Brand New Kitchen & Bathrooms, New Carpets & Flooring Throughout
- Perfect Turn Key Property. Just Need to add Furniture
- Allocated Parking, Intercom System & Close Links to Stockton, A66 & Thornaby Train Station

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Having recently undergone an extensive programme of improvement and modernisation, this beautifully presented ground floor apartment is offered to the market with **NO ONWARD CHAIN**. Finished to a high standard throughout, the property is ready to move straight into and would make an ideal purchase for first-time buyers looking to step onto the property ladder, or those seeking convenient ground floor living without the need for stairs.

The impressive improvements include a brand-new kitchen, modern bathroom and en-suite shower room, fresh décor and new flooring throughout, creating a stylish and contemporary living space.

The accommodation briefly comprises an entrance foyer, welcoming entrance hall, modern bathroom fitted with a stunning three-piece suite, two double bedrooms with built-in wardrobes, with the principal bedroom benefiting from its own contemporary three-piece en-suite shower room. The property is further enhanced by an open-plan kitchen, living and dining area, fitted with a range of modern units and providing an excellent space for both everyday living and entertaining.

Externally, the apartment benefits from allocated parking. Additional features include uPVC double-glazed windows and an intercom entry system.

Early viewing is highly recommended to appreciate the quality of the refurbishment and the accommodation on offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B











Agents Note:
Service/Maintenance Charge: £1,514.92 PA

Ground Rent: £50 PA

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





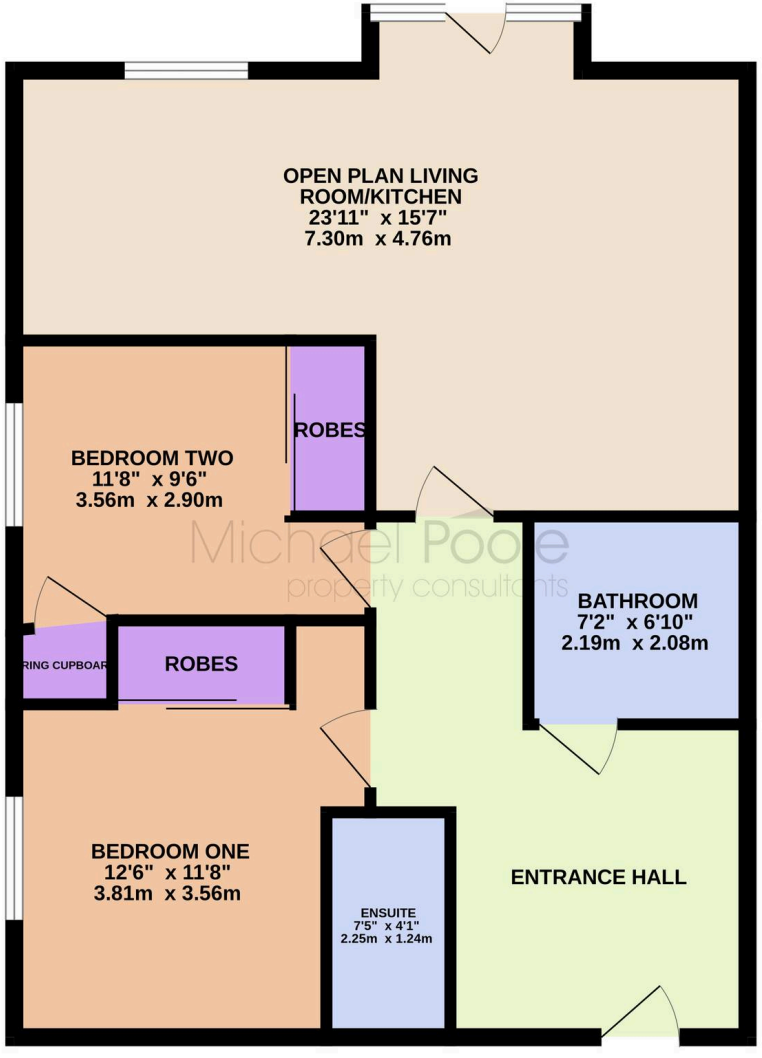




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GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

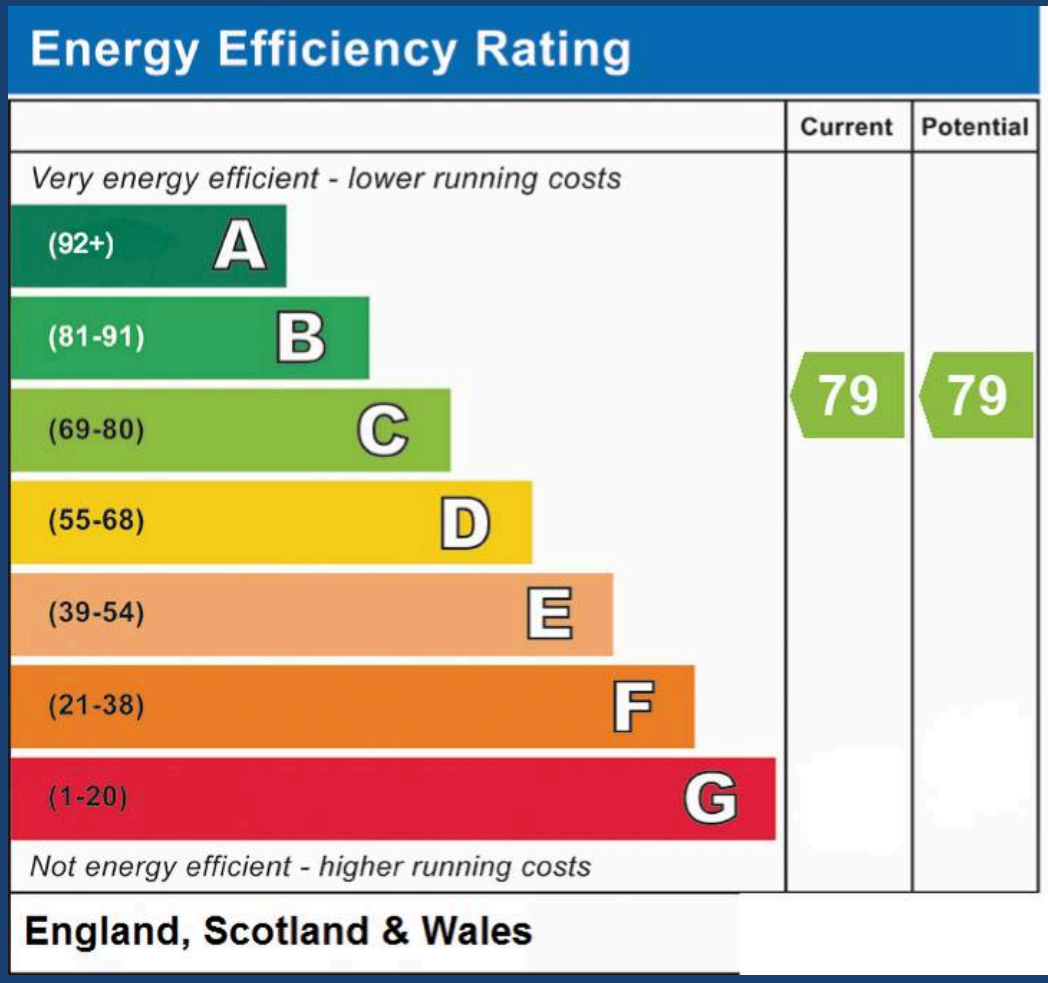


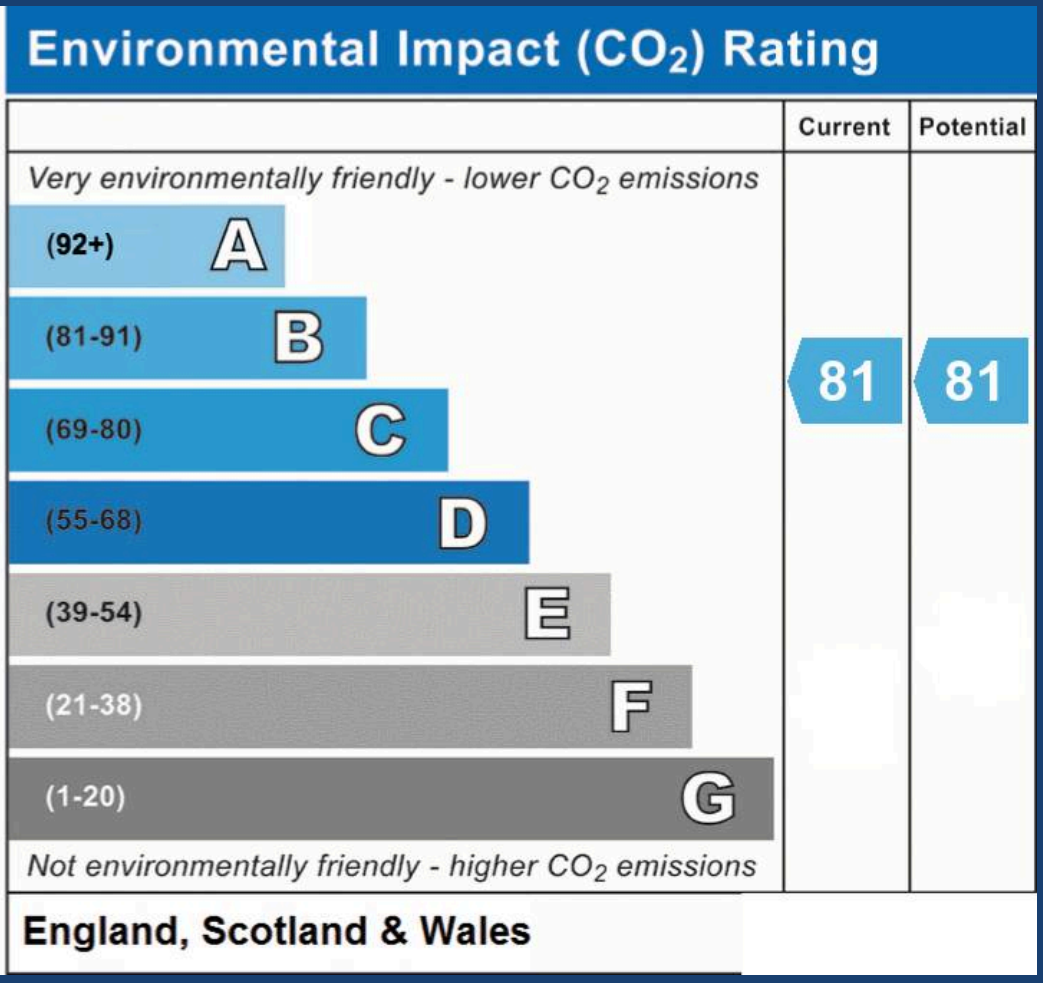
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property consultants

TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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