



**Sun Gardens, Thornaby, TS17 6PL**  
**2 Bed - Apartment**  
**£70,000**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Leasehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Sun Gardens, Thornaby, TS17 6PL

117 Sun Gardens

We are acting in the sale of the above property and have received an offer of £70,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 05/06/2026

Offered for sale with NO ONWARD CHAIN, this top floor apartment is an ideal purchase for first time buyers, investors or those looking to downsize. Situated within a popular residential development in Thornaby, the property enjoys excellent access to Thornaby Train Station, the A66 and local amenities.

Internally, the accommodation briefly comprises a spacious open plan lounge and fitted kitchen, creating a bright and modern living space, complete with a Juliette balcony. There are two generous double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom also featuring a stylish en-suite shower room. A contemporary family bathroom completes the internal accommodation.

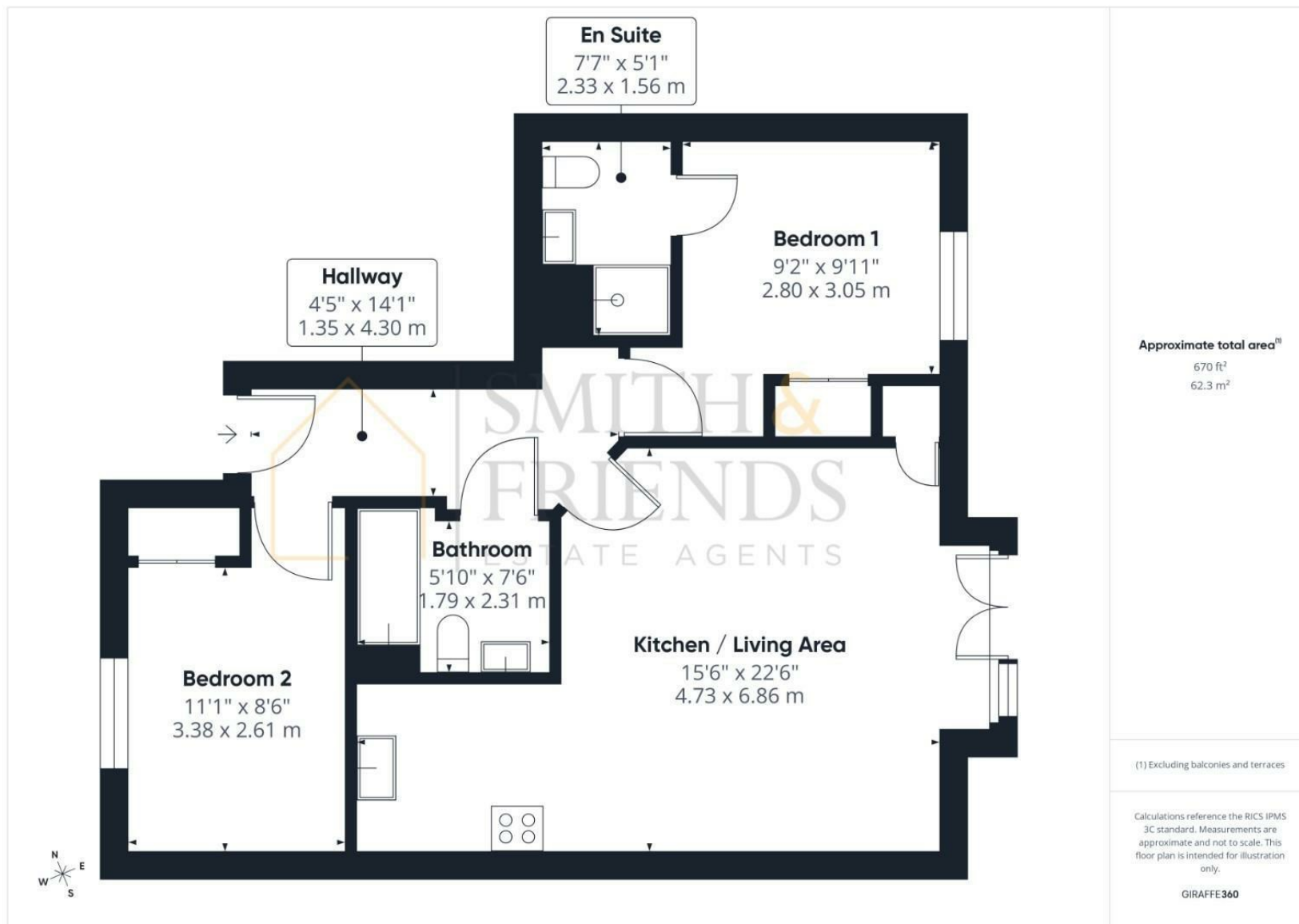
Externally, the property benefits from an allocated parking space and well-maintained communal areas.

Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this apartment has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk

