



**Sun Gardens, Thornaby Stockton-On-Tees TS17 6PR**

**welcome to**

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

This CONTEMPORARY FOUR BEDROOM property is available VACANT ON POSSESSION and boasts generous and VERSATILE LIVING. With the added benefit of GARAGE, OFF STREET PARKING and a property sitting in a quiet location yet giving ease of access to the A66. Stunning GREAT PRICE!

### **Entrance Hall**

Stairs to first floor, access to garage, radiator.

### **Kitchen/ Diner**

15' 8" x 8' 8" ( 4.78m x 2.64m )

Fitted with a range of wall and base units with complimenting working surfaces, sink unit, oven with eclectic hob and extractor fan, boiler, space for washing machine, 2 radiators, window to rear elevation, UPVC door to rear.

### **Ground Floor Wc**

Low level wc, wash hand basin, radiator.

### **Lounge**

15' 9" x 8' 5" ( 4.80m x 2.57m )

Window to rear, Juliet balcony with UPVC double glazed doors, two radiators.

### **Bedroom 3**

10' 4" x 8' 3" ( 3.15m x 2.51m )

Window to front elevation, radiator.

### **Bedroom 4**

10' 5" x 7' 2" ( 3.17m x 2.18m )

Window to front elevation, radiator.

### **Second Floor Landing**

Radiator, loft access.

### **Bathroom**

Low level wc, wash hand basin, shower, radiator.

### **Bedroom 1**

15' 9" x 10' 1" ( 4.80m x 3.07m )

Window to front, radiator.

### **En Suite**

Low level wc, vanity wash hand basin, shower,

radiator.

### **Bedroom 2**

15' 9" x 8' 6" ( 4.80m x 2.59m )

Mirrored wardrobes, window to rear, radiator.

### **Front Garden**

Block paved driveway leading to single garage, lawn area.

### **Rear Garden**

Enclosed via timber shed, outbuilding.





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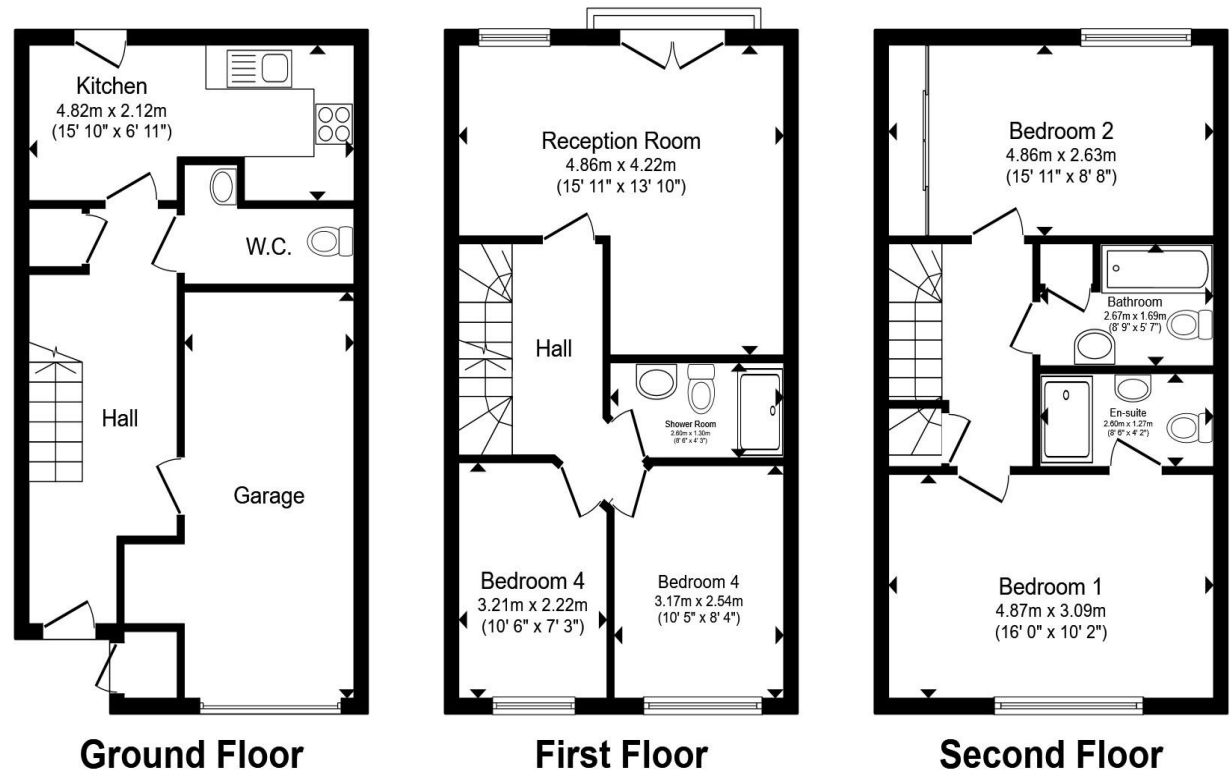
welcome to

## Sun Gardens, Thornaby Stockton-On-Tees

- OFF-STREET PARKING
- FOUR BEDROOMS
- FRONT AND REAR GARDENS
- GROUND FLOOR WC
- MASTER BEDROOM WITH EN SUITE

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£130,000**



Total floor area 128.2 m<sup>2</sup> (1,379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
STO115056 - 0005

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