

ANDERSON ROAD, THORNABY, STOCKTON-ON-TEES, TS17 7EW



- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Smartly Presented One Bedroom Ground Floor Flat
- ▲ Ideal Lock Up & Go or Someone Looking to Downsize to a Sizable Flat

- ▲ Generous Lounge & Bedroom
- ▲ Kitchen with Pine Effect Units & Three Piece Bathroom Suite
- ▲ Low Maintenance Rear Garden that is Not Directly Overlooked

£50,000

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This well presented one bedroom flat has surprisingly spacious living space with a rear garden and is offered to the market with a CHAIN FREE sale.

Briefly comprising generous entrance hall, 14ft lounge, large double bedroom, large storage area and kitchen with a range of pine effect units with access to the low maintenance rear garden.

Other features include gas central heating, reasonable lease that is over 100 years and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door to a spacious entrance hall with radiator and large storage cupboard housing the combination boiler.

LOUNGE - 4.45m x 3.3m (14'7" x 10'10")

With radiator.

BEDROOM ONE - 4.17m x 2.67m (13'8" x 8'9")

With radiator.

BATHROOM

Fitted with a white three-piece suite comprising panelled bath with shower over, wash hand basin, WC, radiator, woodgrain effect laminate flooring and part tiled walls.

KITCHEN - 3.6m x 2.24m (11'10" x 7'4")

Fitted with a range of pine effect wall, drawer, and floor units with complementary marble effect work surface, four ring gas hob with tiled splashback and brushed steel electric extractor fan over, electric oven, plumbing for washing machine, space for fridge freezer, woodgrain effect laminate flooring and UPVC barn style door to the rear garden.

EXTERNALLY

The front of the property is pedestrianised with a flagstone pathway to the entrance door and gravelled garden and to the rear there is astro turf and a concrete pathway to the rear gate with access to the alleyway.

TO VIEW: Tel: 01642 763636

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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AGENTS NOTE:

Ground Rent: £10 PA
Service Charge: £172 PA

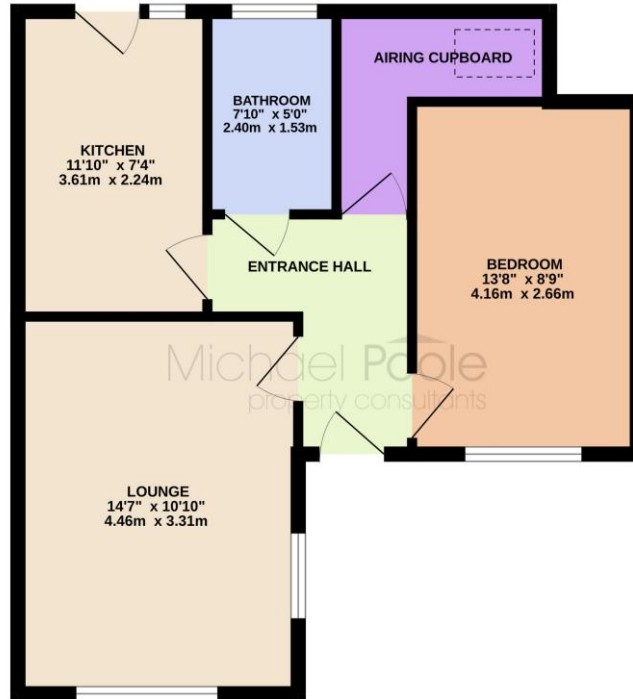
AGENTS REF: - MH/LS/ING260036/12022026

Council Tax Band: A **Tenure:** Leasehold

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Tel: **01642 763636**

GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.6 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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