

SUN GARDENS, THORNABY, STOCKTON ON TEES, TS17 6PL



- ▲ Two Double Bedrooms
- ▲ Ready to Go Rental
- ▲ Generating a Rental Income of £7,800 PA
- ▲ Two Shower/Bathroom

- ▲ Intercom System
- ▲ Large Open Plan Kitchen/Living/Dining Area
- ▲ Gas Central Heating

£85,000

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Ready to go rental that comes to the market with a tenant in situ, generating a rental income of £7,800 PA and featuring gas central heating, UPVC double glazed windows, intercom system and allocated parking.

Comprising entrance lobby, entrance hall with storage, open plan kitchen/diner/living area, two double bedrooms with two shower/bathrooms.

FIRST FLOOR

ENTRANCE HALL

OPEN PLAN LIVING / DINING AREA & KITCHEN - 7.10m × 6.20m (23'4" × 20'4")

BEDROOM ONE - 4.37m × 4.06m (14'4" × 13'4")

EN-SUITE - 3.09m × 2.06m (10'2" × 6'9")

BEDROOM TWO - 4.37m × 3.04m (14'4" × 10')

BATHROOM - 3.83m × 3.04m (12'7" × 10')

EXTERNALLY

ALLOCATED/VISITOR PARKING

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.

TO VIEW: Tel: 01642 763636
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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AGENTS NOTE:

Ground Rent: £50 PA

Service/Maintenance Charge: £1,514.92 PA

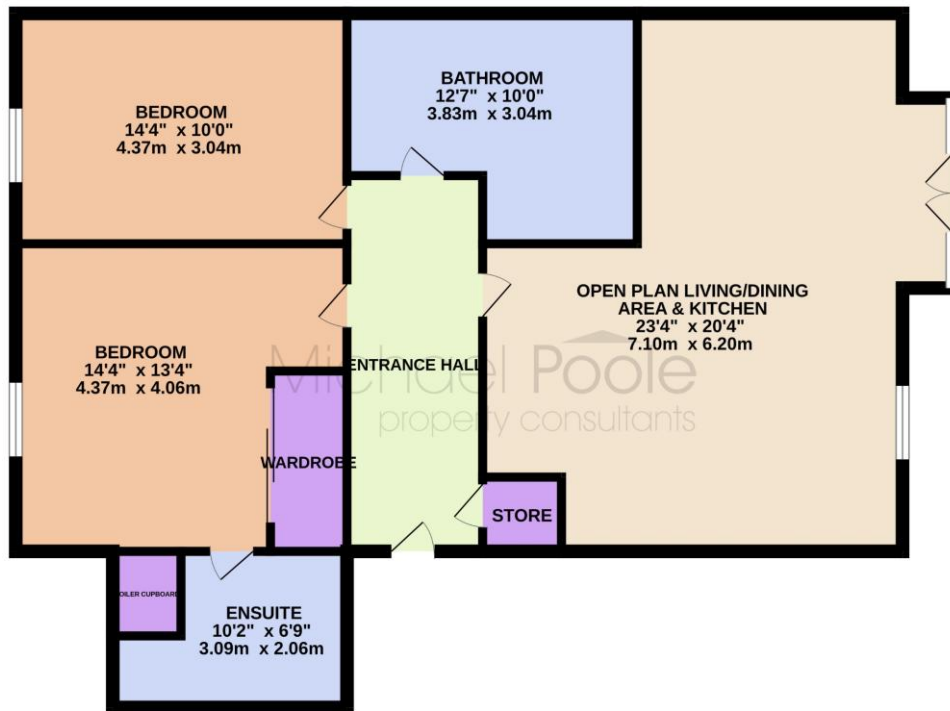
AGENTS REF: - MH/LS/ING260309/11062026

Council Tax Band: B **Tenure:** Leasehold

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Tel: **01642 763636**

GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 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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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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