



## 18 Fullerton Way

Thornaby, Stockton-On-Tees, TS17 0AU

**£190,000**



For Sale With The Advantage Of No Onward Chain & Vacant Possession, This Exceptional 4 Bedroom House Spanning 3 Floors Presents An Ideal First Time Purchase Or Rental Investment Opportunity. Situated On An Attractive Corner Plot Within A Modern & Highly Sought After Development In Thornaby, The Property Occupies A Generous Amount Of Land & Offers A Wonderful Balance Of Internal Space, Style & Practicality.



Full Description

The Home Has Been Recently Upgraded & Tastefully Re-Decorated Throughout, Creating A Fresh, Minimalistic Feel With New Carpets & Neutral Décor Providing A Blank Canvas Ready For A New Owner To Personalise. The Recently Fitted Kitchen Features Contemporary Units, A Breakfast Bar & A Range Of New Appliances, While The Bright & Spacious Lounge Flows Seamlessly Into A Generous Sun Room, Complete With French Doors Opening Directly Onto The Rear Garden. A Ground Floor W/C Completes The Practicality Of The Lower Level.

Arranged Over The Upper Floors Are Four Well-Proportioned Bedrooms, With The Main Bedroom Benefitting From Its Own En-Suite Shower Room. A Modern Family Bathroom Serves The Remaining Bedrooms. Externally, The West Facing Rear Garden Enjoys Afternoon & Evening Sun & Has Been Designed With Low Maintenance In Mind, Offering Paved & Decked Seating Areas, A Lawn, Small Outhouse & Direct Access To The Detached Garage Which Comes With Power & Lighting.

To The Front & Side, The Driveway Provides Off Road Parking For Multiple Vehicles. The Sale Also Includes Valid Gas & Electric Safety Certificates, Making This A Turnkey Home That Is Truly Ready To Move Into.

Location

Situated In A Popular Residential Area Of Thornaby, 18 Fullerton Way Offers Excellent Access To Local Schools, Shops, And Amenities. The Property Is Well Placed For Commuters With The A19, A66, And A174 Close By, Along With Thornaby Railway Station Offering Direct Links To Major Cities. Nearby Green Spaces Such As Bassleton Wood Provide A Peaceful Escape, Making This A Convenient Yet Family-Friendly Location.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Gas & Electric Safety Certificates Included In The Sale

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

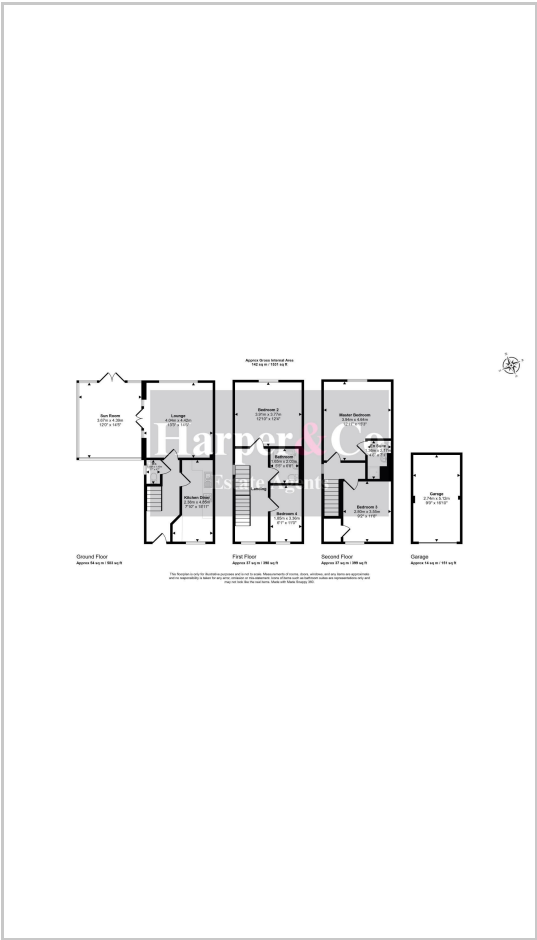
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

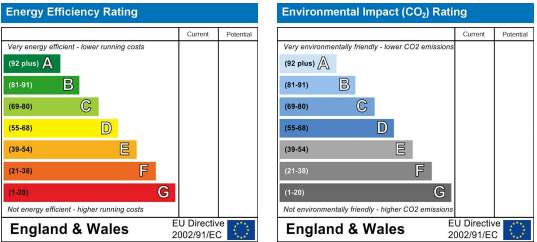
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.