



An ideal opportunity for a rental investor or first time buyer to purchase this one bedroom first floor flat. The property briefly comprises of entrance hallway, lounge into kitchen, bedroom and bathroom/WC. The property benefits from gas central heating via radiators, an allocated parking space and is within easy access of Stockton Town Centre, close to Thornaby Train Station and is within easy access of the A66. Viewing is highly recommended.

For a viewing contact ROBINSONS TEES VALLEY Estate agents Stockton.

In Association with SMITH & FRIENDS Ltd

Trinity Mews, Stockton, TS17 6BQ

1 Bedroom - Apartment - Purpose Built

Chain Free £54,950

EPC Rating: C

Tenure: Leasehold

Council Tax Band: B

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Trinity Mews, Stockton, TS17 6BQ

COMMUNAL ENTRANCE HALLWAY

Staircase leading to first floor landing and door leading into entrance hallway of flat.

ENTRANCE HALLWAY

Single radiator, built-in storage cupboard, built-in airing cupboard and doors leading to lounge, bedroom and bathroom/WC.

LOUNGE

20' x 15' maximum (6.10m x 4.57m maximum)

French doors opening to balcony, glazed window to front elevation, double radiator and leading through to kitchen.

KITCHEN

9'10 x 9' (3.00m x 2.74m)

A fitted kitchen with a range of floor and drawer units incorporating an electric cooker point, space for fridge or freezer, plumbing for washing machine, worktop with inset sink unit, mixer tap and single drainer and double radiator.

BEDROOM ONE

12' x 9'5 maximum (3.66m x 2.87m maximum)

Glazed window to rear elevation and single radiator.

BATHROOM/WC

Suite comprising of bath with mixer tap, electric over bath shower, wash hand basin set into vanity unit, low level WC and single radiator.

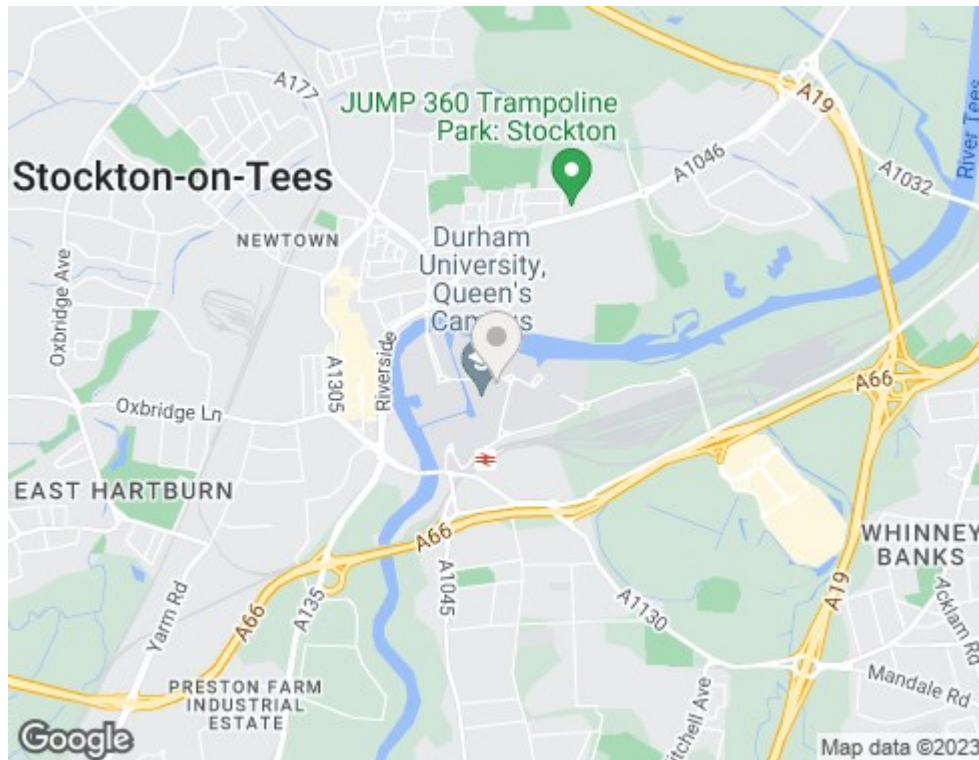
OUTSIDE

There is an allocated parking space.

NB

The tenure is Leasehold with the charge of £90 per calendar month for lease and ground rent.





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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Trinity Mews Thornaby Stockton On Tees



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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