



ROBINSONS TEES VALLEY are delighted to market this Modern one Bedroom first floor apartment situated on a Riverside location close to Stockton centre. Accommodation provides professionally designed kitchen with integrated appliances, open plan living space, Bedroom and En-Suite shower room. Amenities can be found in the surrounding area such as Teesside Retail park and Tees Barrage white water centre. Thornaby Railway Station is a 5 minute walk away.

For a viewing contact ROBINSONS TEES VALLEY Estate agent Stockton.

In Association with SMITH & FRIENDS Ltd

**Clifton House, Thornaby Place, Stockton-
On-Tees, TS17 6SD**

1 Bedroom - Flat

Guide Price £65,000

EPC Rating: B

Tenure: Leasehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Clifton House, Thornaby Place, Stockton-On-Tees, TS17 6SD

Lounge
15'2 x 13'4 (4.62m x 4.06m)

Kitchen
10'4 x 5'7 (3.15m x 1.70m)

Bedroom One
10'6 x 9'9 (3.20m x 2.97m)

En-Suite
8'2 x 2'11 (2.49m x 0.89m)



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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

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Thornaby Place



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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	84
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		
(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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