



7 Oaklands Avenue

Norton, Stockton-On-Tees, TS20 2PB

£125,000



For Sale With No Onward Chain & Will Make An Ideal First Purchase Or Investment Opportunity. The Gas Combi Boiler Is Serviced Annually & The Vendor Holds A Valid EICR (Electrical Installation Condition Report) Certificate.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location

Positioned Within A Mature And Sought-After District, With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of Some Of Norton's Popular Bars & Restaurants, Sports Facilities And Its' Renowned Tree-Lined High Street & Duck Pond.

- Red House School - 14 Minute Walk or 5 Minute Drive
- St Josephs Catholic Primary School - 5 Minute Drive
- North Shore Academy - 4 Minute Drive or 16 Minute Walk
- Norton Primary Academy - 9 Minute Walk
- Norton Village Green, Duck Pond & High Street- 7 Minute Walk
- Lidl, 24-28 High St - 9 Minute Walk
- Tees Barrage & Water Sports - 12 Minute Drive

Distance Times Estimated Using Google Maps.

The Current Tenants Would Like To Remain In Occupation. However, The Owner Is Open To Offers From All Prospective Buyers. Potential To Achieve Approximately £650 - £700PCM Rental Income.

Accommodation Comprises;

Entrance Hallway

uPVC Double Glazed Entrance Door, Doors Leading To The Living Room & Kitchen, Staircase To The First Floor Landing.

Lounge

19' 6" (into bay) x 10' 10" (into alcoves) (5.79m 1.83m (into bay) x 3.05m 3.05m (into alcoves)
uPVC Double Glazed Window, uPVC Double Glazed French Doors Opening Out To The Rear Garden, Radiator.

Dining Room/Breakfast Area

8' 11" (into side bay and alcoves) x 8' 2" (plus d (2.44m 3.35m (into side bay and alcoves) x 2.44m 0.)
uPVC Double Glazed Window, Radiator, Understair Storage Cupboard.

Kitchen

10'11" x 8'0" (3.33m x 2.44m)
Fitted With A Range Of Base, Wall & Drawer Units, Worksurface Incorporating A Sink Unit & Mixer Tap, Space For A Cooker, Washing Machine & Fridge Freezer, uPVC Double Glazed Window & Door, Radiator.

First Floor Landing

Provides Access To The Three Bedrooms & Family Bathroom, uPVC Double Glazed Window.

Bedroom One

11' 1" (into bay) x 11' 2" (into wardrobes) (3.35m 0.30m (into bay) x 3.35m 0.61m (into wardrob 0.)
uPVC Double Glazed Window, Radiator.

Bedroom Two

10' 5" x 7' 10" (3.18m x 2.39m) (3.05m 1.52m x 2.13m 3.05m (0.91m.5.49mm x 0.61m.1)
uPVC Double Glazed Window, Radiator, Loft Hatch With Access To The Loft Room.

Bedroom Three

7'4" x 5'6" (2.24m x 1.7m)
uPVC Double Glazed Window, Radiator.

Bathroom

Fitted With A White Three Piece Suite Comprising Bath With Shower Over & Screen, W.C, Wash Hand Basin, Ladder Towel Radiator, Vanity Units, uPVC Double Glazed Window.

Loft Room

14'9" x 8'9" (4.5m x 2.67m)
Accessed Via Pull Down Timber Ladder, Boarded, Carpeted, Power & Light, Velux Roof Window.

Energy Efficiency Rating - E

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band - A

Council Tax Estimate £1,426

Disclaimer

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

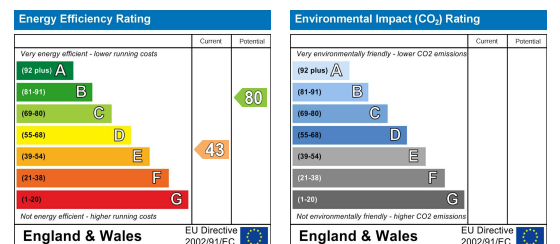
Area Map



Floor Plans



Energy Efficiency Graph



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