



35 Mowbray Road

Norton, Stockton-On-Tees, TS20 2PZ

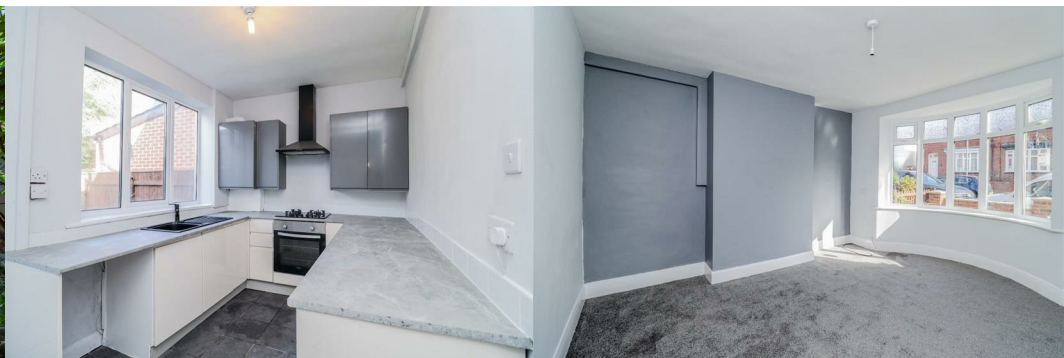
Offers over £98,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession! Mowbray Road In Norton, This Delightful Family Home Is A Gem Waiting To Be Discovered. Boasting Three Cosy Bedrooms, And A Modern Bathroom, This Property Is Perfect For Those Seeking A Comfortable Abode Or A Savvy Investment Opportunity.

Step Into The Heart Of The Home And Be Greeted By A Recently Re-fitted High Gloss Kitchen, Complete With Integrated Appliances That Are Sure To Inspire Your Inner Chef. The White Three-piece Bathroom Suite, Also Recently Re-fitted With Tiled Surround, Offers A Tranquil Space To Unwind After A Long Day.

With Its Well-maintained Interior Featuring Neutral Decor Throughout, This Property Provides A Blank Canvas For You To Add Your Personal Touch And Make It Truly Yours. Imagine Coming Home To A Space That Reflects Your Style And Personality!



Note:

The Vendor Informs Us The Property Will Be Sold With A Valid Gas Safety Certificate & Electrical (EICR) Certificate.

Location

From Norton Road Take A Turn Onto Victoria Avenue, Then Right Onto Mowbray Road. The Property Sits Toward The Head Of The Cul-De-Sac On The Left-Hand Side.

- Norton Village, Duck Pond & High Street - 10 Minute Walk
- Jet Petrol Station - 1 Minute Drive
- North Shore Academy - 10 Minute Walk
- Stockton Town Centre - 5 Minute Drive

Journey Times Estimated Using Google Maps.

Entrance Hallway

Entrance Door, Leads To Lounge & Staircase To First Floor.

Lounge

uPVC Double Glazed Bay Window, Radiator.

Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Space For Dining Table & Chairs, Storage Cupboard, uPVC Double Glazed Window & Door To Sun Room.

Sun Room

uPVC Double Glazed Windows & Door To Rear.

Ground Floor W/C

Fitted With A White W/C, uPVC Double Glazed Window.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

Feature Fireplace, uPVC Double Glazed Window, Radiator.

Bedroom Two

Fitted Wardrobes, uPVC Double Glazed Window, Radiator

Bedroom Three

uPVC Double Glazed Window, Radiator

Family Bathroom

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator

Loft Space

Insulated

Energy Efficiency Rating - E

The Full Energy Certificate Is Available On Request.

Property Information

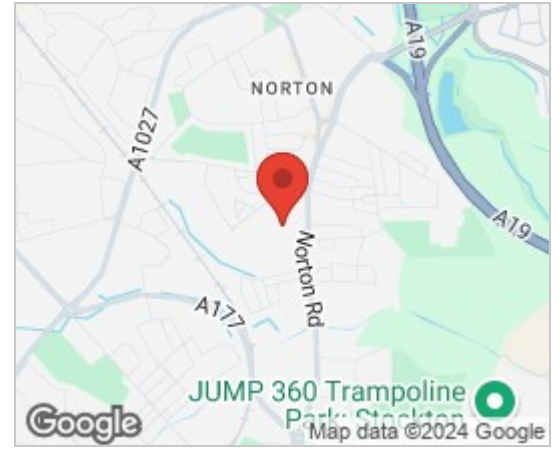
- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Three Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

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.

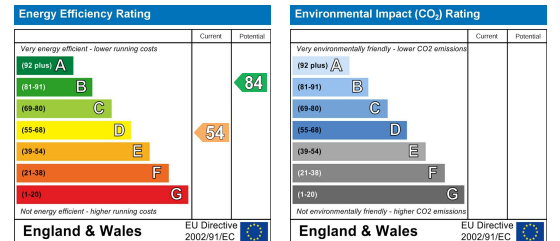
Area Map



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.