



## 38 Keithlands Avenue

Norton, Stockton-On-Tees, TS20 2QP

**Offers in the region of £130,000**



For Sale With The Advantage Of No Onward Chain & Vacant Possession - Sensible Offers Invited. Benefiting A Recently Re-Fitted Kitchen, Two Reception Rooms, Three Bedrooms, Recently Re-Fitted Family Bathroom, Generous Loft Space, 47ft Garden With New Fencing & Ground Floor W.C. The Kitchen Offers The Potential To Be Extended Further, Subject To Planning Permission.

Rear Garden Photographs Are To Follow When The Weather Improves. The Property Is Gas Centrally Heated Via Combi Boiler & uPVC Doubled Glazed Throughout.

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

Keithlands Avenue Is Accessed Via Norton Road, Attractively 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.

### Accommodation Comprises:

#### Entrance Hallway

uPVC Entrance Door, Leads To Dining Room, Lounge, Kitchen & Staircase To First Floor.

#### Lounge

uPVC Double Glazed Bay Window, Radiator, Feature Fireplace, Spotlights.

#### Dining Room

uPVC Double Glazed Window, Radiator, Space For Dining Table & Chairs, Storage Cupboard.

#### Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Appliances, Radiator, uPVC Double Glazed Window & Door.

#### External W.C

Accessed Via The Rear Door From The kitchen & Under Cover.

#### Lean To

The Lean To Is Attached To The Back Of The Dining Room, Currently Used For Storage.

#### First Floor Landing

Access To Bedrooms & Bathroom.

#### Bedroom One

uPVC Double Glazed Bay Window, Radiator, Sliding Door Connecting Rooms One & Two.

#### Bedroom Two

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, Bath With Overhead Shower, W/C, Chrome Ladder Style Towel Radiator, uPVC Double Glazed Window.

#### Energy Efficiency Rating: TBC

The Full Energy Efficiency Certificate Is Available On Request.

#### Council Tax Band: A

Estimate £1,426

#### 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.

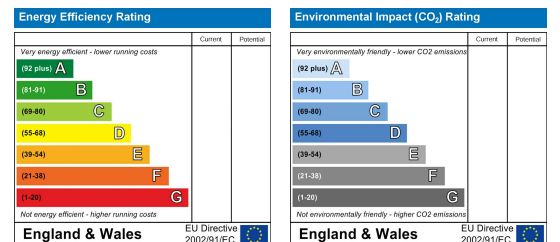
## Area Map



## 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.