









welcome to

Norfolk Street, Stockton-On-Tees

Offering for sale with NO ONWARD CHAIN is this two bedroom terraced property situated in Stockton-On-Tees.

Entrance Hall

UPVC door to front, radiator, access to first floor

Lounge

10' 1" x 9' 1" (3.07m x 2.77m) Window to front, radiator

Dining Room

14' x 10' (4.27m x 3.05m) Radiator, window to rear, cupboard under stairs

Kitchen

Range of wall and base units, sink, radiator, electric hob, recess for fridge freezer, recess for oven, recess for washer, UPVC door to side

Bedroom 1

 $14' \times 10' (4.27 \text{m} \times 3.05 \text{m})$ 2 windows to rear, radiator, loft access

Bedroom 2

9' 1" max x 10' 1" (2.77m max x 3.07m) Radiator, window to rear

Bathroom

Bath with shower unit, sink, low level WC, radiator, window to rear, splash back













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Norfolk Street, Stockton-On-Tees

- NO ONWARD CHAIN
- REAR YARD
- TERRACED
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: D

£55,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: STO114306 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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