



TOWN CENTRE LOCATION. This large three storey mid terrace property offers an excellent investment opportunity. Comprising of a long established cafe business on the ground floor with two self contained one bedroom flats on the first and second floors. Both the flats are occupied and the cafe is unoccupied and we understand from the vendor that the potential income from the three units is approximately £1,450 per calendar month. The property is located within Stockton Town Centre with shops, bars, restaurants and bus services on the doorstep. The newly opened Stockton Globe, a live music and comedy venue is located close by.

Norton Road, Stockton-On-Tees, TS18 2BS

0 Bed - Investment - Let

£159,995

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR CAFE

Large cafe area with serving counter, kitchen/ preparation area and customer wc.

FIRST FLOOR FLAT 1

Entrance Hall

Double glazed window to the rear elevation. Wall mounted electric heater and built in cupboard.

Lounge/Kitchen

16' x 10'10" narrowing to 7'8" (4.88m x 3.30m narrowing to 2.34m)

Double glazed window to the front elevation. Tv aerial point and wall mounted electric heater. Fitted floor and wall units with fitted worksurfaces having a tiled splashback surround and single drainer stainless steel sink unit with mixer tap.

Built in oven and hob with extractor hood above. Space and plumbing for washing machine and space for a fridge/ freezer.

Bedroom

9'2 x 8'2 (2.79m x 2.49m)

Wall mounted electric heater and access through to en suite.

En Suite Shower Room/WC

8'8 x 5'2 (2.64m x 1.57m)

Double glazed window to the rear elevation. White suite comprising shower cubicle with wall mounted shower, washbasin with mixer tap and vanity storage unit and low level wc. Part tiled walls and electric radiator.

SECOND FLOOR: FLAT 2

Lounge/Kitchen

16' x 11'6" narrowing to 6'4" (4.88m x 3.51m narrowing to 1.93m)

Double glazed window to the front elevation. Tv aerial point and wall mounted electric heater. Fitted floor and wall units with fitted worksurfaces having a tiled splashback surround and single drainer stainless steel sink unit with mixer tap.

Built in oven and hob with extractor hood above. Space and plumbing for washing machine and space for a fridge/ freezer.

Bedroom

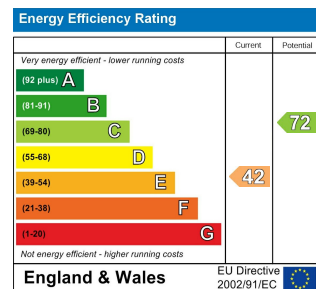
12'6 x 9'10 (3.81m x 3.00m)

Double glazed window to the rear elevation. Wood effect laminate flooring and door leading to en suite.

En Suite Shower Room/WC

Two double glazed windows to the rear elevation. White suite comprising shower cubicle with wall mounted shower, washbasin with mixer tap and vanity storage unit and low level wc. Part tiled walls and tiled flooring.

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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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