



### THE STUNNING ONE BEDROOM COBBLE COTTAGE - LOCATED ON NORTON HIGH STREET

This one-bedroom ground floor apartment known as Cobble Cottage has undergone a tasteful and sympathetic refurbishment carried out by the current owners and now offers a deceptively spacious home with a stylish contemporary finish. This stunning cottage holds huge character and also benefits from a private communal rear courtyard garden. The accommodation which in brief, comprises, private entrance from the shared rear courtyard, entrance hall, lounge, kitchen / dining room, double bedroom, bathroom, storage cupboards and internal access to the communal hall. Gas Central heating throughout along with Upvc double glazing.

Located in the heart of the Village High Street which is a popular spot with visitors to its local duck pond, amenities, bars and restaurants. Both Stockton and Billingham and both accessible via car or public transport.

NB: Occupier only -

**High Street, Stockton-On-Tees, TS20 1DR**

**1 Bed - Flat**

**Chain Free £130,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Leasehold**



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**Communal Hall**

Cobble Cottage has access to the shared entrance hall with beautiful ornate coving and cornicing as well as mosaic tiled floor.

**Private Entrance**

Glass panelled solid wood door, large storage cupboard and door into the lounge



**Lounge**

19'10" x 15'7" (6.07 x 4.77)

Two front aspect sash style windows with a 'Georgian' bar, stunning fireplace with carved timber surround, black inset and marble hearth housing a solid fuel fire. Coving and picture rail complimented by deep skirting boards, two radiators.



**Dining Kitchen (L Shape)**

17'11" x 5'8" plus 9'9" x 6'11" (5.47 x 1.73 plus 2.98 x 2.12)

Fitted with a range of modern cream high gloss wall, base and drawer units with contrasting working surfaces, four ring hob with illuminating extractor and double oven, resin sink and drainer with mixer tap, integrated washing machine, fridge and freezer, high gloss tiled flooring, radiator.



**Bedroom**

15'4" x 10'3" (4.69 x 3.14)

Front aspect sash style window with 'Georgian' bar, coving, dado rail, deep skirting boards, radiator.



**Bathroom**

8'3" x 6'11" (2.53 x 2.11)

Luxurious white and chrome suite with freestanding bath, thermostatic shower over and glass shower screen, wash hand basin and low level WC. Mosaic tiled flooring, complimented with a "brick" style tiled splashback, radiator and towel rail.

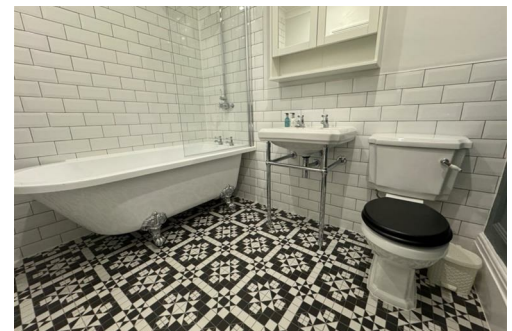


**Externally**

Shared wall garden - Paved patio, lawn, further patio.



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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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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