

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

MID TERRACE HOUSE. TWO BEDROOMS. CLOSE TO ROPNER PARK. IDEAL FOR FIRST TIME BUYERS. EXCELLENT BUY TO LET OPPORTUNITY. GAS CENTRAL HEATING. UPVC DOUBLE GLAZING. NO ONWARD CHAIN.

This two bedroom mid terrace house is located in the popular Oxbridge area of Stockton off Oxbridge Lane. Approximately one mile from Stockton town centre and within walking distance of local shops, a primary school, regular bus services and the beautiful and picturesque Ropner Park.

In our opinion the property would be ideal for a first time buyer or landlord/ investor looking for a buy to let property. Offering deceptively spacious accommodation.

The accommodation briefly comprises: Entrance Hall, 26' open plan Lounge/ Dining Room large fitted Kitchen, Landing, two good sized Bedrooms, oft and Bathroom /WC with a white suite . Externally there is an enclosed yard to the rear.

**Norfolk Street, Stockton-On-Tees, TS18**

**4BB**

**2 Bed - House - Mid Terrace**

**Starting Bid £55,000**

**EPC Rating:**

**Council Tax Band: A**



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ESTATE AGENTS

**Norfolk Street, Stockton-On-Tees, TS18 4BB**



**GROUND FLOOR**

**Entrance**

uPVC DG entrance door, door into.....

**Lounge / Dining Room**

**26'7 x 14'3 (8.10m x 4.34m)**

uPVC DG window to front and rear, radiator and staircase to first floor landing

**Kitchen**

**18'1 x 8'10 ( max) (5.51m x 2.69m ( max))**

wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with extractor and fan assisted oven. plumbing for washing machine space for fridge and freezer. uPVC DG window to rear, uPVC DG glass panelled door opening onto the rear yard.



**FIRST FLOOR**

**Landing**

Access to both bedrooms and family bathroom

**Bedroom 1**

**14'2 x 13'3 (4.32m x 4.04m)**

uPVC DG window to front and radiator.

**Bedroom 2**

**13'3 x 8'3 (4.04m x 2.51m)**

uPVC DG window to rear and radiator.

**Family Bathroom**

White and Chrome suite with panelled bath, pedestal wash hand basin and low level WC. uPVC DG windows and radiator.

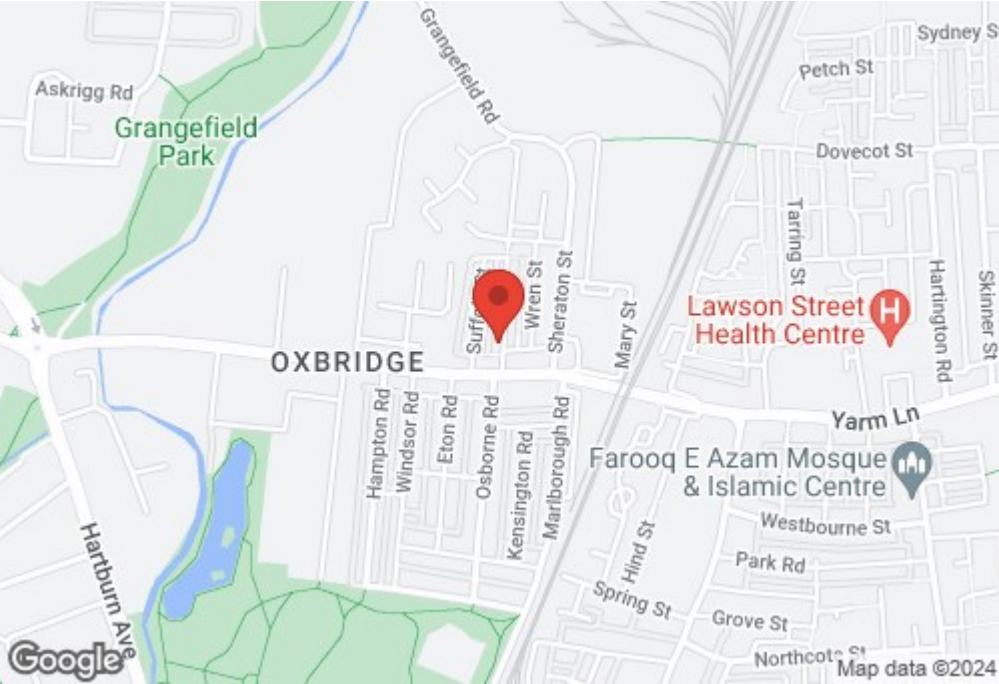


**Externally**

Enclosed rear yard.



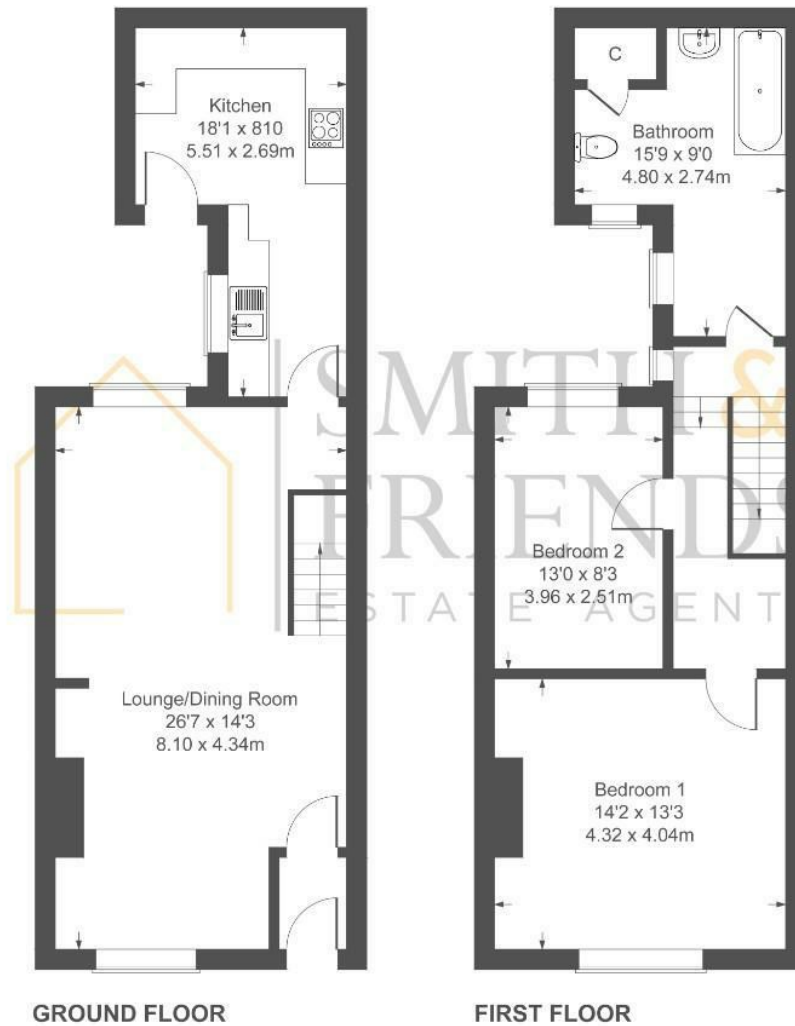
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## 8 Norfolk Street

Approximate Gross Internal Area  
1049 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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>			
(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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