



Well presented throughout this two bedroom mid terraced house is an excellent location close to Durham University Campus , Stockton Town, bus and train routes. The property comprises of an entrance hallway leading through to a spacious open plan living/dining area and galley style kitchen having access to an enclosed well kept rear yard. The upper floor has a split level open landing, a modern bathroom and two double bedrooms. There is no forward chain on the sale of this property and the seller is open to including various items within the sale if required. Pls call Smith & Friends to arrange a viewing.

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

**2 Bed - House - Mid Terrace**

**Offers In Excess Of £65,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

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

## ENTRANCE HALLWAY

14'1" x 2'11" (4.29m x 0.89m)

Double glazed door to front aspect, radiator, carpets and coved ceiling.

## LOUNGE

24'4" x 10'8" (7.42m x 3.25m)

Double glazed window to front aspect, radiator, coved ceiling, carpet, open plan archway leading to dining room.

## DINING ROOM

Double glazed window to rear aspect, open plan archway into lounge and carpet.

## KITCHEN

14' x 6' (4.27m x 1.83m)

Double glazed door to side aspect, stainless steel sink and drainer, electric induction hob and oven with extractor hood, radiator, cupboard, flooring, double glazed window to side aspect and leading to rear yard.

## FIRST FLOOR LANDING

13'1" x 5'4" (3.99m x 1.63m)

Spacious split level landing with carpet, window, loft access and double glazed window to side aspect.

## BEDROOM 1

10'11" x 12'11" (3.33m x 3.94m)

Double glazed window to front aspect, fitted wardrobe, carpet and coved ceiling.

## BEDROOM 2

13' x 8'4" (3.96m x 2.54m)

Double glazed window to rear aspect, carpet and coved ceiling, radiator and Baxi boiler.

## BATHROOM/WC

10'8" x 6' (3.25m x 1.83m)

Double glazed window to side aspect, vanity wash hand basin, vanity WC, bath, shower, heated towel rail and spot lights.

## OUTSIDE

To the rear there is an enclosed yard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			84
			EU Directive 2002/91/EC

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