



Ready to move straight into, this property has so much to offer. Recently decorated and carpeted throughout, this three bedroom semi detached house comes to the market with no forward chain and vacant possession. The ground floor has a welcoming entrance hallway leading through the modern kitchen with a range of wall and base units. The living/dining area is open plan and overlooks the rear garden. The upper lever has two double bedrooms, a single third bedroom which could be used as an office if required and a family bathroom. Externally: The rear garden is enclosed, mainly lawned with a patio/seating area and would be fantastic for children. Colchester Road is a fantastic location having the benefits of being close by to Norton High Street, shops, bus routes, schools and local amenities.

Colchester Road, Norton, Stockton-On-Tees, TS20 2SE

3 Bed - House - Semi-Detached

£125,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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ENTRANCE HALLWAY

9'6 x 5'9 (2.90m x 1.75m)

Via uPVC double glazed front door with double glazed panel to front, carpet, radiator and under stairs cupboard.

LOUNGE

19'11 x 9'1 (6.07m x 2.77m)

Double glazed window to front aspect, radiator, fire and surround and carpet.

DINING ROOM

9'12 x 9'95 (2.74m x 2.74m)

Which is open plan with the lounge with double glazed patio doors to rear and radiator.

KITCHEN

17'8 x 6'6 (5.38m x 1.98m)

'Galley' style kitchen with double glazed window to rear aspect, double glazed door to side aspect, flooring, wall and base units, extractor hood and breakfast bar.

LANDING

6'8 x 2'11 (2.03m x 0.89m)

Double glazed window to side aspect, carpets and loft access.

BEDROOM 1

13'7 x 9'10 (4.14m x 3.00m)

Double glazed bay window to front aspect, radiator, carpet and covered ceiling.

BEDROOM 2

8'11 x 10'10 (2.72m x 3.30m)

Double glazed window to rear aspect, radiator, carpet and covered ceiling.

BEDROOM 3

7'8 x 6'10 (2.34m x 2.08m)

Double glazed window to front aspect, radiator, carpet, low level bulk head and covered ceiling.

BATHROOM/WC

5'1 x 8'7 (1.55m x 2.62m)

Double glazed window to rear aspect, shower, heated towel rail, wash hand basin, WC, flooring and extractor fan.

OUTSIDE

Enclosed rear garden which is mainly lawned with a patio area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	79
EU Directive 2002/91/EC			

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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