



Smith and Friends are delighted to welcome to the market this two bedroom ground floor self contained flat. The property comprises of entrance hall, lounge, kitchen, bathroom and two bedrooms. Vacant possession and Chain Free, this property would be ideal for a first time buyer or rental investor. Viewing comes highly recommended. Priced to sell.

Carmel Gardens, Norton, Stockton-On-Tees, TS20 2TD

2 Bed - Flat

£50,000

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold



Carmel Gardens, Stockton-On-Tees, TS20 2TD

ENTRANCE HALL

Radiator.

LOUNGE

9'11 x 13'9 (3.02m x 4.19m)

Window to front aspect.

KITCHEN

11'9 x 6'7 (3.58m x 2.01m)

Wall and base units, sink and drainer.

BATHROOM

BEDROOM 1

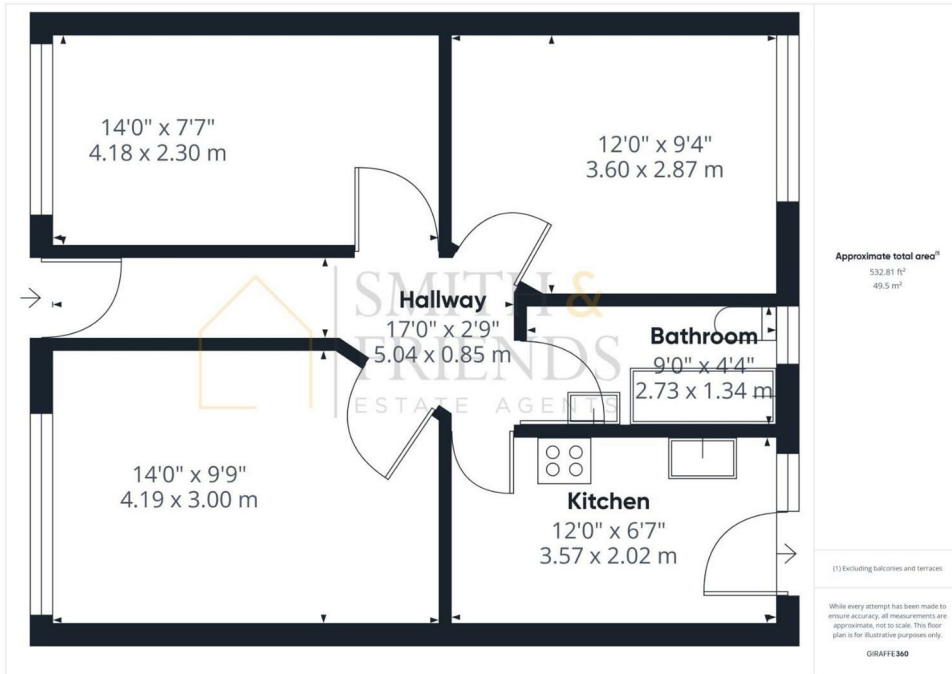
7'8 x 13'10 (2.34m x 4.22m)

Window to front aspect and radiator.

BEDROOM 2

7'11 x 11'11 (2.41m x 3.63m)

Window to rear aspect and radiator.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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