



Offered with no onward chain, this two bedroom mid terrace house. situated on an ideal location of Norton. It is in close proximity to local amenities, Norton Village and Stockton Town Centre. Ideal for first time buyers and investors. The property is well presented throughout and benefits from uPVC double glazing, gas central heating, comprising of entrance hallway, lounge, kitchen, dining room, two bedrooms, bathroom/WC and loft space. The property currently has a gas safety certificate (CP12) valid until March 2025 and electrical installation condition report valid until March 2027.

**Larkhall Square, Norton, Stockton-On-Tees, TS20 2BT**

**2 Bed - House - Mid Terrace**

**Or Nearest Offer £79,950**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**





# Larkhall Square, Stockton-On-Tees, TS20 2BT

## ENTRANCE HALLWAY

14'3 x 12'1 (4.34m x 3.68m)

Via double glazed entrance door, staircase giving access to the first floor, laminate flooring, radiator and door leading to lounge.

## LOUNGE

23'5 c 12'1 (7.14m c 3.68m)

Double glazed bay window to the front elevation, radiator, double glazed window to the rear elevation and door leading to kitchen.

## KITCHEN

14'1 x 6'5 (4.29m x 1.96m)

Double glazed window to the side elevation, double glazed door leading to rear yard, under stairs storage cupboard and laminate flooring. A range of wall and floor units, resin sink unit with mixer tap and single drainer, inset wood effect work top, plumbing for washing machine, dishwasher and space for oven. Walkway through into dining room.

## DINING ROOM

10'6 x 8'9 (3.20m x 2.67m)

uPVC double glazed window to the rear elevation and wood effect tiled laminate flooring.

## LANDING

11'11 x 2'7 (3.63m x 0.79m)

Approached via stairs, double glazed window to the side elevation, door leading to bathroom, 2 bedrooms and stairs leading to loft space.

## BEDROOM ONE

11'5 x 14'8 (3.48m x 4.47m)

Window to the front elevation, radiator, a range of fitted wardrobes and two built in storage cupboards.

## BEDROOM TWO

11'4 x 8'4 (3.45m x 2.54m)

Window to the rear elevation and built in storage cupboard.

## BATHROOM

10'9 x 6'6 (3.28m x 1.98m)

Comprising of white suite, low level WC, paneled bath and electric wall mounted shower above, pedestal wash hand basin and built in storage cupboard housing a Potterton combination boiler and window to the side elevation.

## LOFT SPACE

13'9 x 14' (4.19m x 4.27m)

Staircase from landing leading to fully boarded loft, suitable for a variety of users, carpet flooring, velux window and radiator.

## OUTSIDE

Enclosed yard to the rear with water tap and access to the rear street.



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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	64

EU Directive 2002/91/EC

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