



This outstanding semi detached bungalow has been renovated throughout with no expense spared and to a very high standard. The property comprises of an L shaped entrance hallway, spacious lounge, two double bedrooms, kitchen and bathroom. The kitchen double doors open out to the enclosed split level rear garden and the bungalow offers ample parking with a block paved driveway and garage.

**Ashton Road, Norton, Stockton-On-Tees, TS20 1RE**  
**2 Bed - Bungalow - Semi Detached**  
**Offers Over £158,950**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



# Ashton Road, Stockton-On-Tees, TS20 1RE

## ENTRANCE HALLWAY

11'1" x 3'1" (3.38m x 0.94m)

uPVC double glazed door to side, cupboard.

## LOUNGE

14'3" x 10'10" (4.34m x 3.30m)

Double glazed window to front aspect, carpet and radiator.

## KITCHEN

8'10" x 9'3" (2.69m x 2.82m)

Double doors to rear aspect and flooring.

## BEDROOM 1

12'1" x 10'9" (3.68m x 3.28m)

Double glazed window to rear aspect, double glazed window to side aspect, carpet, radiator, spot lights and built-in wardrobes.

## BEDROOM 2

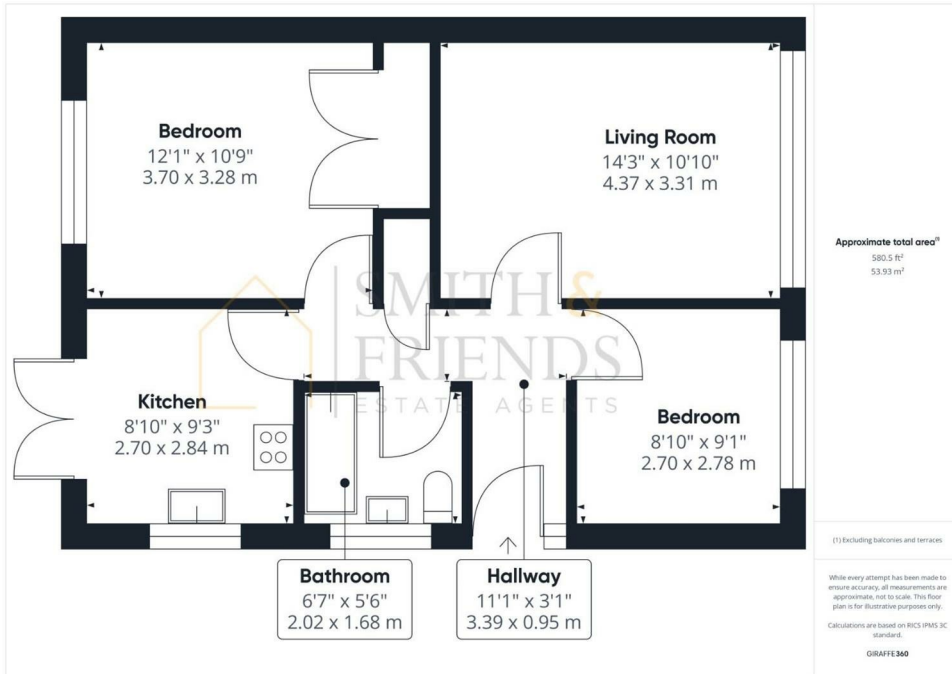
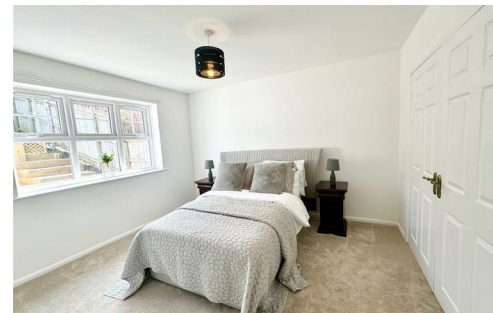
8'10" x 9'1" (2.69m x 2.77m)

Double glazed window to front aspect, carpet and radiator.

## BATHROOM

6'7" x 5'6" (2.01m x 1.68m)

Bath, WC, wash hand basin, heated towel rail, loft access and double glazed window to side aspect.



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		82	62
EU Directive 2002/91/EC			

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