



Smith & Friends Estate Agents are delighted to welcome to the market this three bedroom semi detached house located close to Norton Village. The property offers great potential and would make an ideal family home. Comprising of an entrance hallway, spacious lounge, separate dining room and kitchen on the ground floor. The upper level offers three bedrooms, bathroom, separate w/c and a loft room. External: Detached garage, driveway and rear garden.

Westlands Avenue, Norton, Stockton-On-Tees, TS20 2PD

3 Bed - House - Semi-Detached

£115,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



Westlands Avenue, Stockton-On-Tees, TS20 2PD

ENTRANCE HALL

5'3 x 6'4 (1.60m x 1.93m)
Radiator, uPVC double glazed door to side aspect with side window panel, coved ceiling and stairs leading to upper level.

LOUNGE

11'3 x 17' (3.43m x 5.18m)
Double glazed bay window to front aspect, carpet, coved ceiling, spot lights, radiator, window to front aspect and fire with surround.

DINING ROOM

10'4 x 11'1 (3.15m x 3.38m)
Double glazed doors to rear aspect and coved ceiling.

KITCHEN

6'4 x 12'1 (1.93m x 3.68m)
Double glazed window to rear aspect, double glazed window to side aspect, double glazed doors to rear aspect, tiled flooring, part tiled walls and storage cupboard.

LANDING

7'5 x 5'5 (2.26m x 1.65m)
Double glazed window to rear aspect, coved ceiling, carpet, radiator and loft access.

LOFT ROOM

Via pull down ladder with window and carpet.

BEDROOM 1

11'2 x 8'10 (3.40m x 2.69m)
Double glazed window to front aspect, radiator, carpet and coved ceiling.

BEDROOM 2

10'4 x 8'4 (3.15m x 2.54m)
Double glazed window to rear aspect, carpet and radiator.

BEDROOM 3

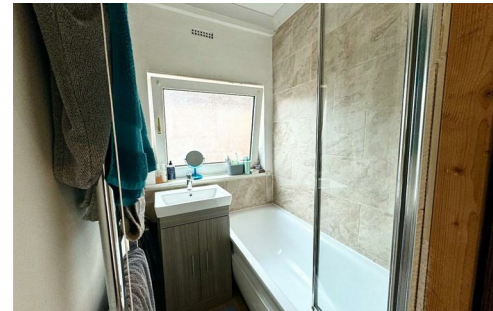
11'1 x 6'4 (3.38m x 1.93m)
Double glazed window to front aspect, radiator and coved ceiling.

BATHROOM

4'6 x 6' (1.37m x 1.83m)
Double glazed window to side aspect, bath, shower, vanity unit, coved ceiling and spot lights.

SEPARATE WC

2'5 x 3'8 (0.74m x 1.12m)
Double glazed window to side aspect, part tiling and WC.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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