



Offering good space throughout this property has come to the market located in a popular area close to Norton High Street, shops and local amenities. The property comprises of an entrance hallway, lounge, separate dining room and fitted kitchen on the ground floor. The upper level offers two double bedrooms with built in storage and a good size family bathroom. External: Street parking and enclosed rear yard. Call Smith & Friends to arrange a viewing.

Stanley Street, Norton, Stockton-On-Tees, TS20 1HQ
2 Bed - House - Terraced
£77,500
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



Stanley Street, Stockton-On-Tees, TS20 1HQ

HALLWAY

10'3" x 2'10" (3.12m x 0.86m)

uPVC double glazed front door, laminate flooring, radiator and stairs to upper level.

LOUNGE

11'7" x 14'2" (3.53m x 4.32m)

Double glazed window to rear aspect, laminate flooring, radiator and electric wall fire.

DINING ROOM

11' x 9'6" (3.35m x 2.90m)

Double glazed bay window to front aspect, laminate flooring and archway to lounge.

KITCHEN

9'11" x 6'5" (3.02m x 1.96m)

uPVC door to side aspect, double glazed window to side aspect and tiled flooring.

LANDING

3'9" x 6'11" (1.14m x 2.11m)

Split level landing and carpet.

BEDROOM 1

11' x 14' (3.35m x 4.27m)

Double glazed window to front aspect, radiator, laminate flooring and covered ceiling.

BEDROOM 2

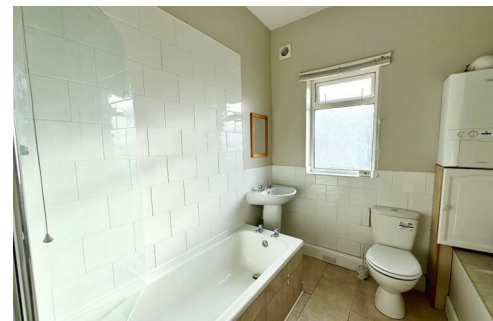
11'6" x 6'9" (3.51m x 2.06m)

Double glazed window to rear aspect, built-in wardrobes, carpet and radiator.

BATHROOM

7'6" x 5'10" (2.29m x 1.78m)

Double glazed window to rear aspect, gas boiler, radiator, shower, wash hand basin, WC and extractor fan.



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		86
(81-91)	B		
(69-80)	C	69	
(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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