



Located close to Norton High Street this two bedroom end terraced house would be the perfect purchase for a first time buyer or an investor. Comprising of an entrance hall, a cosy lounge and a fitted kitchen with a breakfast bar on

the ground floor. The upper level offers two double bedrooms, a modern bathroom with a bath and a shower cubicle. External: Street parking to the front of the property and an enclosed rear garden, mainly laid to lawn with a patio seating area. Call Smith & Friends to arrange a viewing on 01642 607555.

Chadburn Road, Stockton-On-Tees, TS20 2DQ

2 Bed - House - Terraced

£85,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

ENTRANCE HALLWAY

Double glazed front door, stairs to upper level, flooring.

LOUNGE

12'7 x 12'3 (3.84m x 3.73m)

Double glazed bay window to front aspect, coved ceiling, radiator, wall lights, flooring and storage cupboard.

KITCHEN

15'2 x 7'2 (4.62m x 2.18m)

Tiled flooring, two double glazed windows to rear aspect, breakfast bar, spot lights, radiator and uPVC door to rear aspect.



LANDING

Loft access and carpet flooring.

BEDROOM ONE

14'3 x 9'9 (4.34m x 2.97m)

Two double glazed windows to front aspect, radiator, carpet flooring, storage cupboard and low level bulk head.

BEDROOM TWO

10'1 x 9'8 (3.07m x 2.95m)

Double glazed window to rear aspect, radiator and carpet flooring.



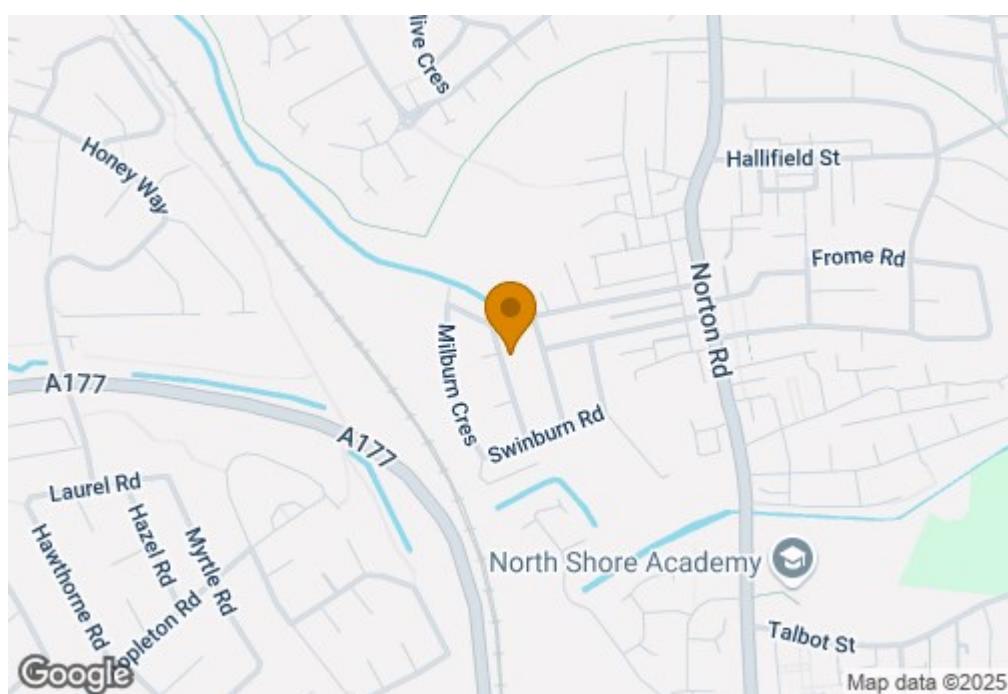
BATHROOM

7'3 x 7'2 (2.21m x 2.18m)

Tiled flooring, double glazed window to rear aspect, bath, shower cubicle, wash hand basin, heated towel rail and spot lights.



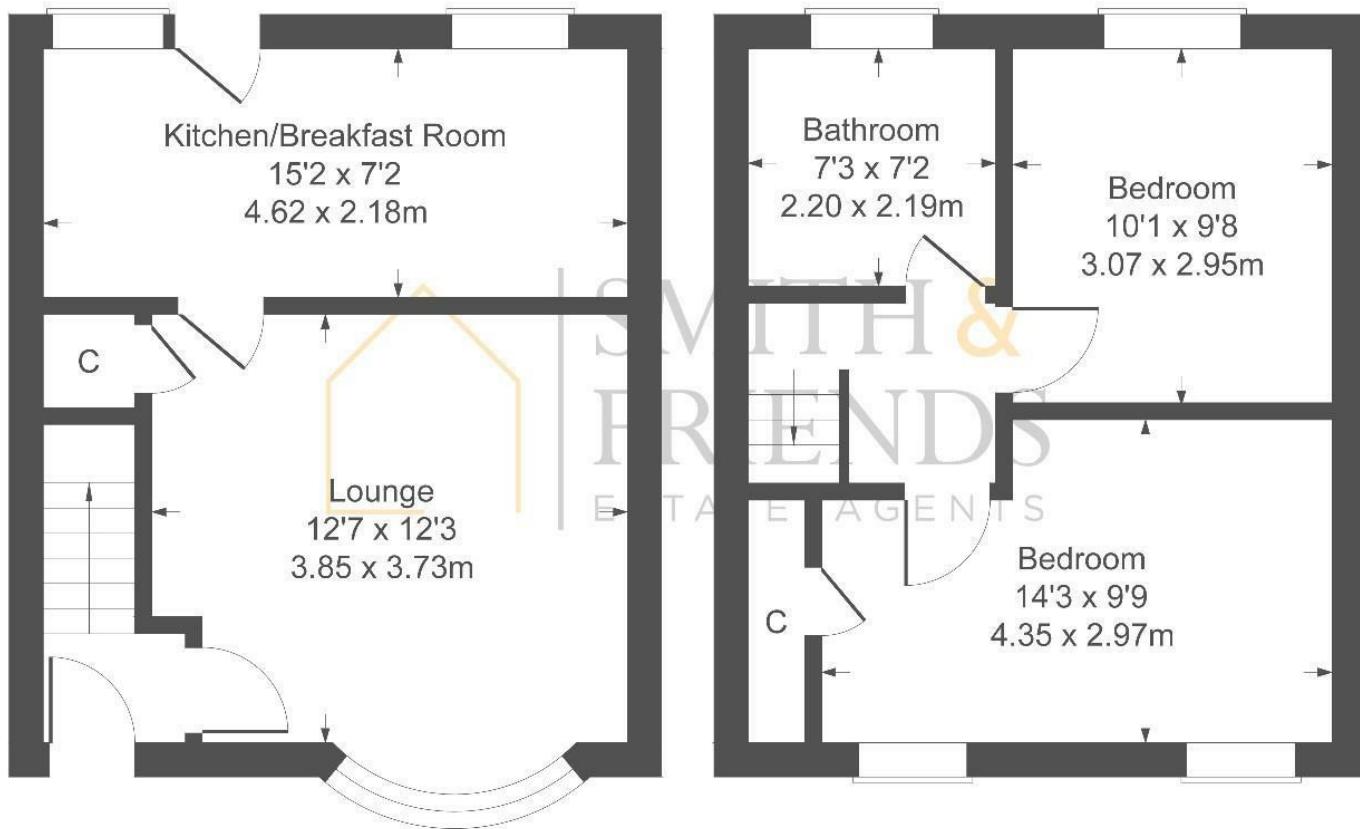
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35 Chadburn Rd

Approximate Gross Internal Area
678 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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 and conveyancing 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		87
(81-91) B		
(69-80) C		67
(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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