



This property has come to the market with Smith & Friends Estate agents as a great investment purchase with a long term sitting tenant already in place. The property comprises of two reception rooms with French doors leading out to the rear yard, kitchen and bathroom on the ground floor. The upper level offer two double bedrooms. Wrightson Street is located walking distance to Norton High Street. External: Street parking. Please call to arrange a viewing 01642 607555.

Wrightson Street, Norton, Stockton on Tees, TS20 1AU
2 Bed - House - Terraced
£85,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Wrightson Street, Stockton on Tees, TS20 1AU

ENTRANCE

LOUNGE
13'0"x 10'8" (3.96x 3.25)

DINING ROOM
14'0"x 10'10" (4.27x 3.30)

KITCHEN
9'8" x 6'4" (2.95 x 1.93)

BEDROOM
14'2" x 10'10" (4.32 x 3.30)

BEDROOM
14'2" x 10'10" (4.32 x 3.30)

BATHROOM



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		85
(81-91) B		
(69-80) C		
(55-58) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	