



This OUTSTANDING well presented family home has come to the market and is ready to move straight into. The 1930's spacious semi detached house is beautifully presented throughout with no work required. It is well designed and comprises of a welcoming entrance hallway, cloakroom, lounge and kitchen open plan sitting room to the rear of the property on the ground floor. The upper level offers a luxurious bathroom, four excellent sized bedrooms and a fixed staircase to the loft room which serves multi purpose use. With no expense spared it is completed to a high specification making it your forever home. External: Fantastic kerb appeal with ample parking, detached garage, enclosed rear garden with a lovely seating/patio area and mainly laid to lawn. Location: Walking distance to Norton High Street, Red House School and Norton Duck Pond, you will not be disappointed in the location situated off Junction Road. All shutter blinds are to be included in the sale. Viewings by appointment only. Please call Smith & Friends Estate Agents on 01642 607555.

North Albert Road, Stockton-On-Tees, TS20 1NU

4 Bedroom - House - Semi-Detached

£375,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

North Albert Road, Stockton-On-Tees, TS20 1NU



Entrance Hallway

16'10 x 6'11 (5.13m x 2.11m)

Side entrance door, window to front aspect, roll top radiator, under stairs cupboard, flooring, stairs to upper level.

Cloakroom

3' x 3'1 (0.91m x 0.94m)

Window to side aspect, wash hand basin, WC, partly tiled.

Lounge

12'8 x 13'6 (3.86m x 4.11m)

Double glazed bay window to front aspect, roll top radiator, carpet flooring, fire and surround.

Kitchen

22'1 x 10'4 (6.73m x 3.15m)

Two double glazed windows to side aspect, double glazed double doors to rear aspect, flooring, spot lights, integrated appliances, electric hob, wine cooler.

Diner

13'3 x 12'3 (4.04m x 3.73m)

Open plan with kitchen and sitting room, flooring, radiator, double glazed window to side aspect.

Sitting Room

Open plan with dining area, media wall, inset fire, two full length radiators, flooring, double glazed double doors to rear aspect.

Landing

18'7 x 2'9 (5.66m x 0.84m)

Window to side aspect, coved ceiling, carpet.

Bathroom

9'8 x 7'1 (2.95m x 2.16m)

Two double glazed windows to side aspect, partly tiled, tiled flooring, free standing bath, vanity wash hand basin, walk-in shower, WC, full length heated towel rail, spot lights, storage cupboard.

Bedroom

12'7 x 9'8 (3.84m x 2.95m)

Double glazed bay window to front aspect, fitted wardrobes, coved ceiling and carpet.

Bedroom

13'2 x 11'11 (4.01m x 3.63m)

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

Bedroom

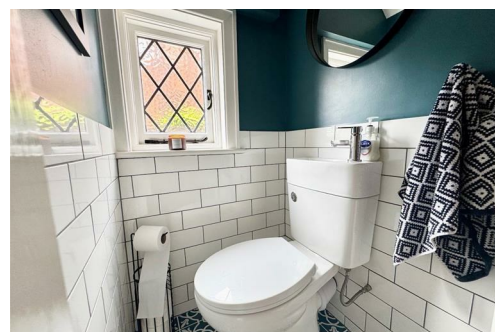
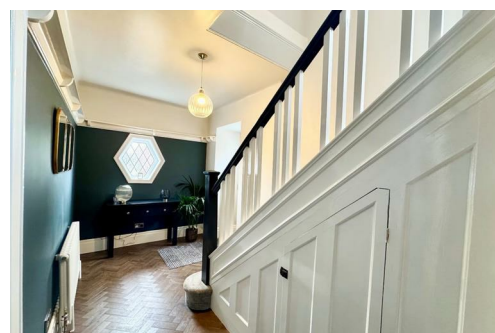
9'10 x 10'6 (3.00m x 3.20m)

Double glazed window to rear aspect, radiator, carpet.

Bedroom

7'11 x 8'5 (2.41m x 2.57m)

Double glazed window to front aspect, carpet, radiator, coved ceiling, roll top radiator.



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Loft Room

17' x 14'9 (5.18m x 4.50m)

Fixed staircase, two double glazed skylight windows to rear aspect.

External

Detached garage, ample parking on a generous driveway, patio/seating area and laid to lawn to the rear.





Approximate total area⁽¹⁾
1559 ft²
144.8 m²
Reduced headroom
76 ft²
7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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. We 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.

