



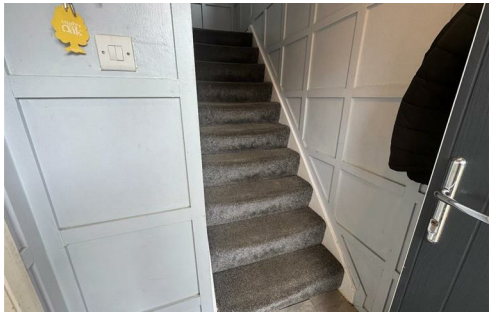
This perfect family home has come to the market with SMITH & FRIENDS ESTATE AGENTS. Located in a popular area close to Norton High Street the property offers great space throughout. The property would be great for a first time buyer, family or an investor comprising of an entrance hallway, spacious lounge and kitchen/diner on the ground floor. The upper level offers three bedrooms, a modern bathroom with a separate shower cubicle and a step in bath. An added extra would be the fixed stair case leading to the additional loft room. External: Rear garden is mainly laid to lawn with a patio seating area and parking to the front of the property. Pls call to arrange a viewing on 01642 607555.

Eamont Road, Norton, Stockton-On-Tees, TS20 1DE
3 Bed - House - Semi-Detached
£115,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



Eamont Road, Stockton-On-Tees, TS20 1DE

- Entrance Hallway
Entrance door and stairs to upper.
- Lounge
1 x front double glazed window, radiator, storage cupboard, flooring, fire and surround.
- Kitchen/Diner
1 x rear double glazed window, rear double glazed doors, radiator and flooring.
- Landing
Carpet flooring and side double glazed window.
- Bedroom
1 x front double glazed window and carpet flooring.
- Bedroom
1 x front double glazed window, carpet flooring and 1 x radiator.
- Bedroom
1 x rear double glazed window, carpet flooring and 1 x radiator.
- Bathroom
1 x rear double glazed window, step into bath, shower cubicle, wash hand basin, w/c, heat towel rail and tiled flooring.
- Loft Room
Fixed staircase, 1 x double glazed sky window and storage.
- External
Parking to the front of the property and an enclosed rear garden, laid to lawn with seating patio area.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	75
EU Directive 2002/91/EC		