



*** NO CHAIN SALE ***

*** IDEAL PURCHASE FOR A FIRST TIME BUYER OR AN INVESTOR ***

NEW TO THE MARKET, with Smith & Friends this Two Bedroom Semi-Detached House, located within the popular area of Norton, Stockton-on-Tees.

The property comprises of Entrance Porch to the front with a pitched roof leading through to the good sized Living Room, Fitted Kitchen with a range of light Oak effect units and Conservatory with door leading out to the Rear Garden.

The First Floor hosts a Landing with access to the roof space, Two Double Bedrooms, Family Bathroom/W.C. Externally the property has Front & Rear Gardens and Single Garage.

For a viewing contact SMITH & FRIENDS - Estate agents Stockton. Early viewing is highly recommended.

Osprey Close, Norton, Stockton-On-Tees, TS20 1SE

2 Bed - House - Semi-Detached

£159,995

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



Osprey Close, Stockton-On-Tees, TS20 1SE

GROUND FLOOR

Living Room
17'3 x 13'0 (5.26m x 3.96m)

Kitchen / Diner
13'0 x 9'2 (3.96m x 2.79m)

Conservatory
9'10 x 7'6 (3.00m x 2.29m)

FIRST FLOOR

Landing

Bedroom 1
13'0 x 9'5 (3.96m x 2.87m)

Bedroom 2
13'0 x 9'2 (3.96m x 2.79m)

Bathroom

SINGLE DETACHED GARAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		71
(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		

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.

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