



This beautifully charming mid-terrace house has come to the market offering a little something extra, including a summer/garden room to the rear and a loft room equipped with power and lighting, accessible via a pull-down ladder. Ideal for first-time buyers, the property is offered with no forward chain and vacant possession, ensuring a smooth and speedy purchase. Upon entering, you are welcomed by an entrance hallway with useful storage space, leading to a spacious lounge, a separate dining room, a recently refurbished fitted kitchen, and the garden/summer room, all located on the ground floor. The upper level features a generously sized split-level landing, two double bedrooms including a recently fitted carpet in the main bedroom, and a well-presented family bathroom. Externally, the property boasts a low-maintenance rear yard with a decked seating area and gated access, while street parking is available to the front. One of the key highlights of this home is its desirable location, situated close to Norton High Street, which is well known for its vibrant atmosphere, popular bars, cosy coffee shops, and quality restaurants.

Collins Avenue, Stockton-On-Tees, TS20 2QY

2 Bedroom - House - Terraced

£140,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



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ESTATE AGENTS

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ENTRANCE HALLWAY

Front door, storage cupboard, flooring, radiator.

LOUNGE

Double glazed bay window to front aspect, carpet, internal double doors to dining room, radiator.

DINING ROOM

Double glazed window to rear aspect, stairs to upper level, laminate flooring, radiator, storage cupboard.

KITCHEN

Baxi boiler, double glazed window to side aspect, double glazed door to side aspect, radiator, laminate flooring.

SUMMER/GARDEN ROOM

Laminate flooring, radiator, double glazed patio doors to rear aspect, double glazed window to side aspect.

SPLIT LEVEL LANDING

Double glazed window to side aspect, carpet, loft access, radiator.

BEDROOM

Two radiators, carpet, spot lights, two double glazed windows to front aspect.

BEDROOM

Double glazed window to rear aspect, storage, radiator, carpet.

LOFT ROOM

Skylight window, power and lighting, pull down ladder.

BATHROOM

Fully tiled bathroom, bath with shower over, wash hand basin, WC, radiator, double glazed window to side aspect, storage cupboard.

OUTSIDE

Well maintained rear yard with decked seating area and gated access to rear.



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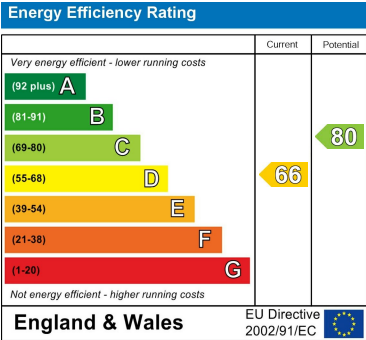


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.



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