



No Forward Chain | Vacant Possession | Popular Location

Offered to the market with no forward chain and vacant possession, this well-proportioned two-bedroom mid-terrace property is situated in a popular and desirable location, within walking distance of Norton High Street and its range of shops, restaurants, bars and local amenities.

Upon entering the property, the ground floor offers an entrance hallway leading to a spacious lounge, a separate dining room, a fitted galley-style kitchen and a ground-floor bathroom. To the first floor, there are two generously sized double bedrooms.

Externally, the property benefits from street parking to the front and an enclosed rear yard. An excellent opportunity for a first-time buyer, investor or those looking to put their own stamp on a property in a sought-after area.

Wrightson Street, Norton, Stockton on Tees, TS20 1AU

2 Bed - House - Terraced

Chain Free £60,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



Wrightson Street, Stockton on Tees, TS20 1AU

ENTRANCE

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

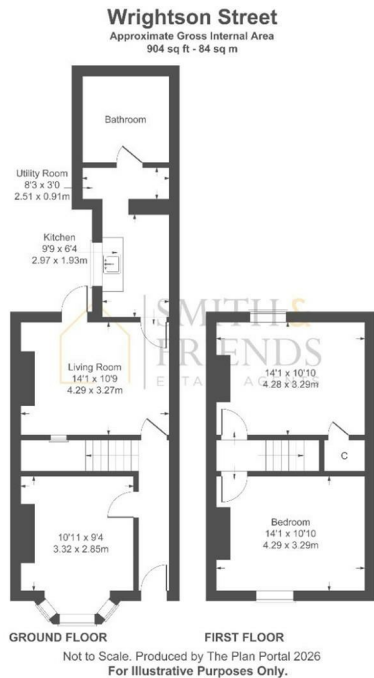
DINING ROOM
14'0"x 10'10" (4.27x 3.30)

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		65
(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

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