GowlandWhite



Howard Place, Norton, Stockton-On-Tees, TS20 2UL

CASH BUYERS ONLY!! REDUCED FOR A QUICK SALE!!

Situated in the Norton area, on the outskirts of Stockton Town Centre, this deceptively spacious three bedroom mid-terraced home is an excellent choice for first time buyers or buy-to-let investors. Conveniently located within walking distance of Northshore Academy, Tilery Primary School, local shops, amenities and excellent transport links, the property is ideally positioned for everyday living.

The accommodation briefly comprises a lounge featuring an electric fire, an inner hallway with stairs to the first floor, a useful storage cupboard and a ground floor WC. To the rear of the property is a generous kitchen/dining room fitted with a double oven and hob, with a practical rear porch/utility area providing access to the small, enclosed rear garden.

The first floor offers three good sized bedrooms, with the principal bedroom benefiting from built-in wardrobes. A spacious family bathroom completes the accommodation and features both a separate bath and a separate shower.

Externally, the property enjoys a front garden, while the rear offers an enclosed garden with gated rear access and a garage.

£60,000

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LOUNGE
17'8" x 13'2" (5.38m x 4.01m)

INNER HALL

KITCHEN/DINING ROOM
12'4" x 11'7" (3.76m x 3.53m)

DOWNSTAIRS WC
6'3" x 2'7" (1.91m x 0.79m)

UTILITY ROOM/PORCH
6'4" x 5'9" (1.93m x 1.75m)

LANDING

BEDROOM ONE
10'11" x 10'8" (3.33m x 3.25m)

BEDROOM TWO
13'2" x 8'9" (4.01m x 2.67m)

BEDROOM THREE
8'9" x 7'1" (2.67m x 2.16m)

BATHROOM
8'5" x 6'7" (2.57m x 2.01m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.












TOOLS

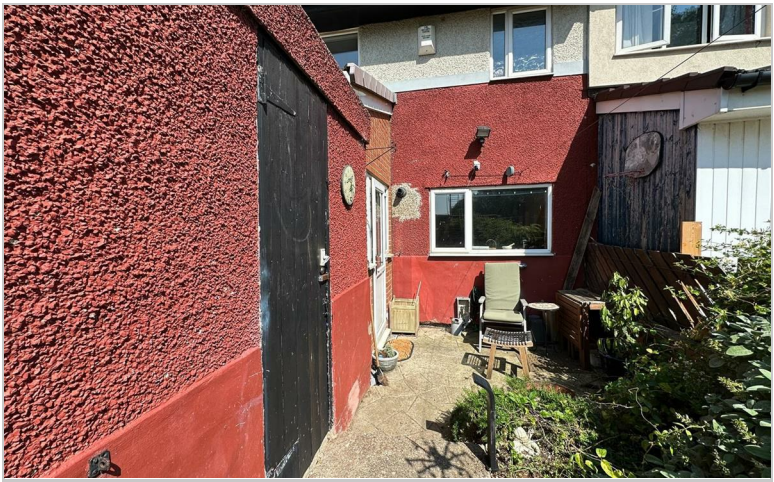




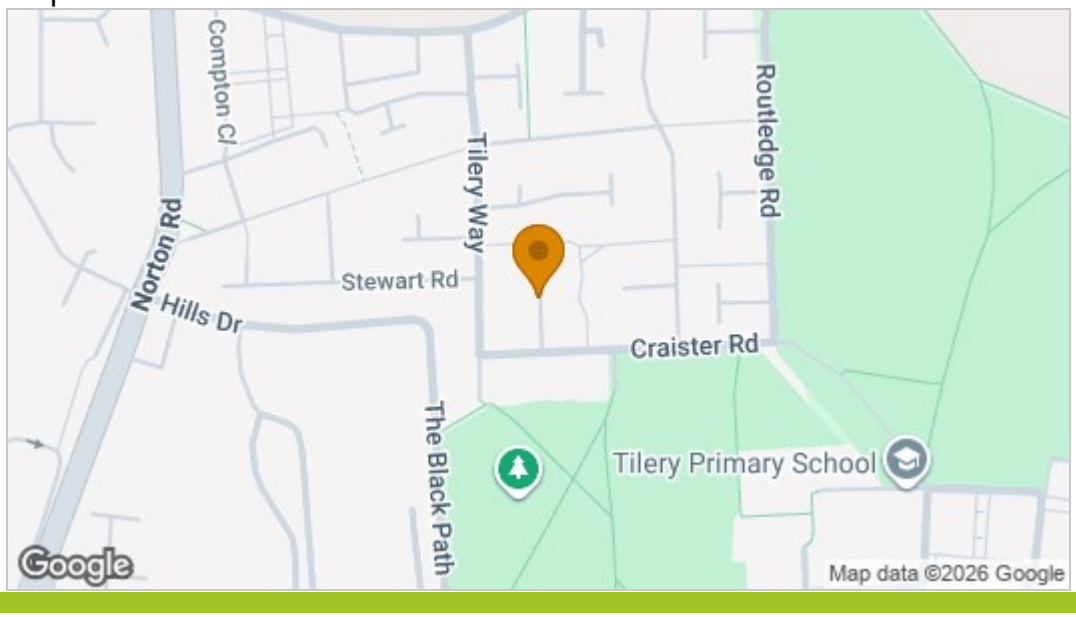




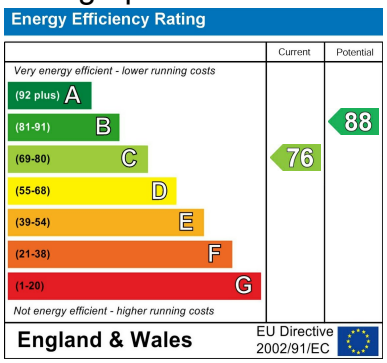




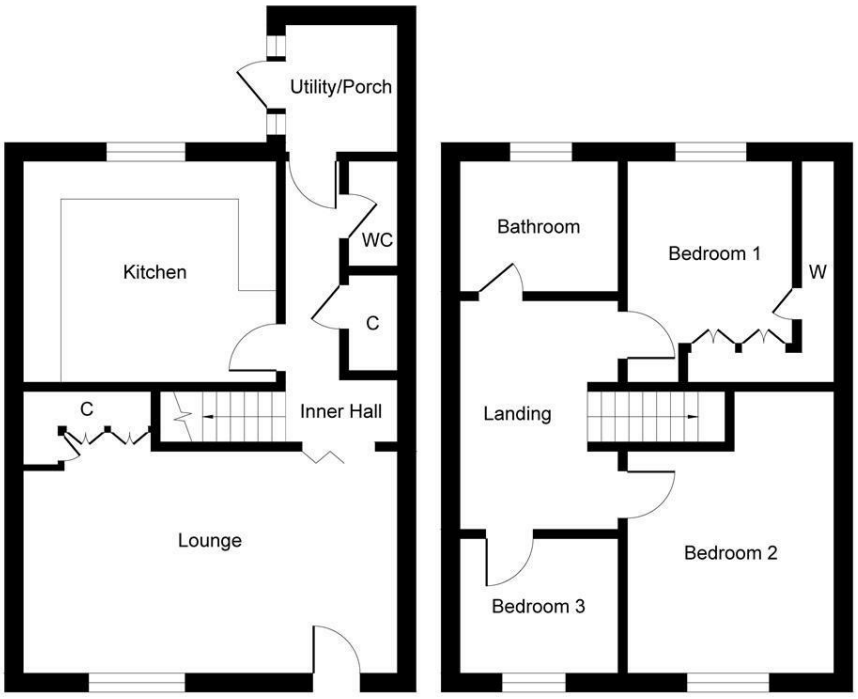
Map



EPC graph



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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