GowlandWhite



Leven Road, Norton, Stockton-On-Tees, TS20 1DB

Located within easy reach of Norton High Street and its excellent range of shops, cafés, bars and local amenities, this three bedroom semi-detached house offers an opportunity for buyers seeking a project.

In need of modernisation throughout, the property would be ideally suited to an investor looking to renovate and resell, or alternatively as a buy-to-let investment with excellent rental potential. Offered for sale with the benefit of no onward chain, the property provides a straightforward purchase opportunity.

The accommodation is gas centrally heated and mostly double glazed, and briefly comprises an entrance hallway leading to a lounge with doors opening through to the separate dining room, creating a flexible living and entertaining space. The kitchen is positioned to the rear of the property, and there is also the added convenience of a ground floor WC.

To the first floor are three good sized bedrooms along with a shower room.

Externally, the property benefits from a forecourt style front garden, a shared driveway to the side and a rear garden incorporating a lawned area, gravelled section and patio.

With its sought after location close to Norton High Street and excellent scope for improvement, this is a fantastic opportunity for an investor or buyer looking to add value.

£85,000

3 1 2 E

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HALL

LOUNGE
11'11" x 11'7" (3.63m x 3.53m)

DINING ROOM
12'7" x 11'7" (3.84m x 3.53m)

KITCHEN
11'0" x 7'10" (3.35m x 2.39m)

W/C
3'11" x 3'4" (1.19m x 1.02m)

LANDING

BEDROOM ONE
11'11" x 11'1" (3.63m x 3.38m)

BEDROOM TWO
8'8" x 11'11" (2.64m x 3.63m)

BEDROOM THREE
9'0" x 8'9" (2.74m x 2.67m)

BATHROOM
8'8" x 4'8" (2.64m x 1.42m)

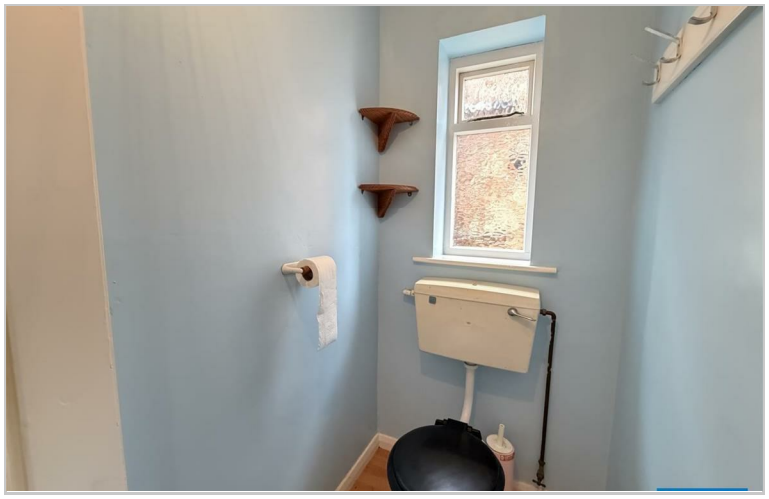
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc.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

















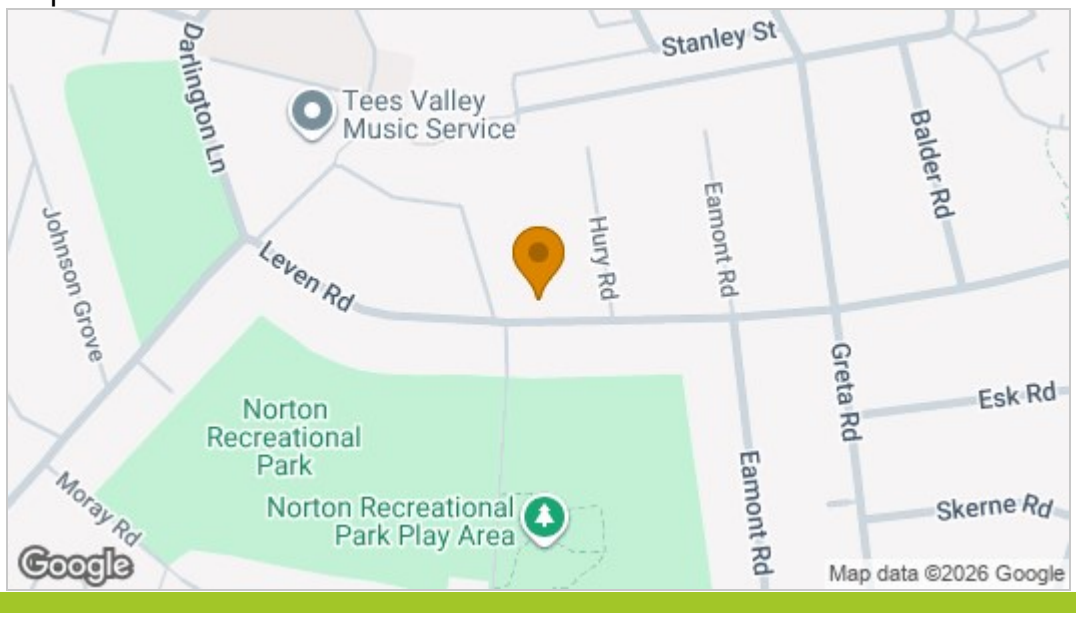




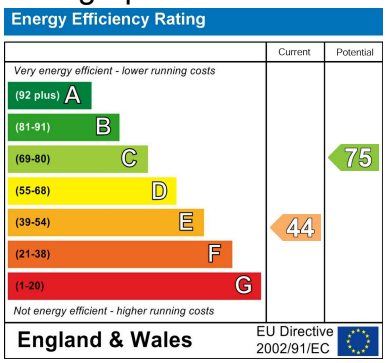




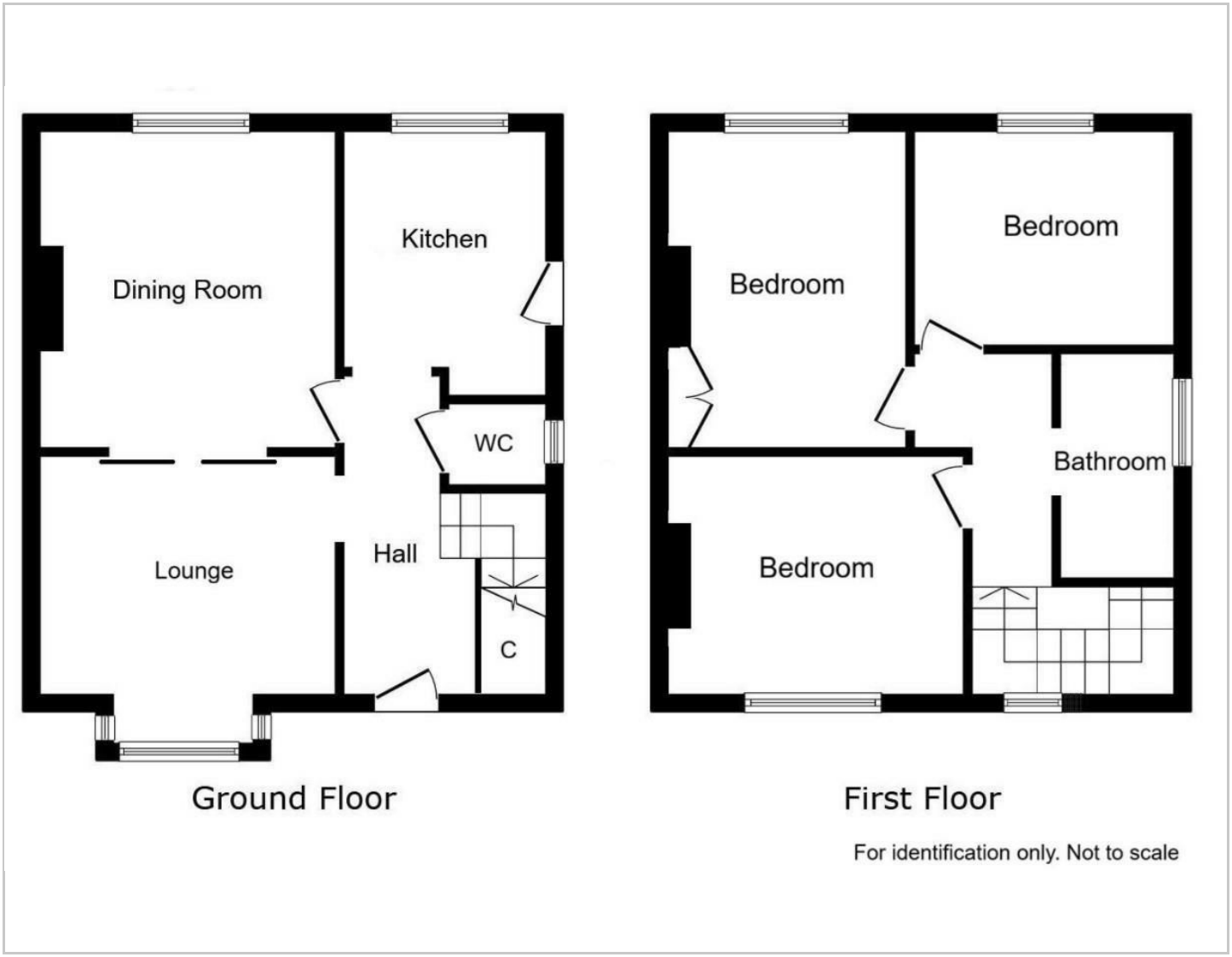
Map



EPC graph



Floor Plan



VIEWING

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

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