

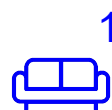
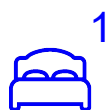


High Street, Norton, Stockton-on-Tees, TS20 1DR

Offered with no onward chain and situated in a prime Norton High Street location, this charming one bedroom ground floor flat is surrounded by cafes, bars, eateries, independent shops and the picturesque Norton duck pond offering a perfect opportunity for first time buyers. Part of an attractive 1800s building with original features, the property is tucked away at the rear in a walled garden setting.

The accommodation includes a private entrance leading into a fitted kitchen with integrated oven, hob, fridge freezer and washer/dryer. A spacious lounge features an attractive fireplace, oversized traditional door and decorative coving, while the bedroom benefits from built-in wardrobes. The recently refitted bathroom offers a shower over the bath with glass screen. Gas central heating and double glazing are installed throughout, and the property enjoys access to a shared garden.

Offers In Excess Of £115,000



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LOUNGE

14'1" x 13'9" (4.29m x 4.19m)

KITCHEN

10'4" x 9'6" (3.15m x 2.90m)

MASTER BEDROOM

10'3" x 8'9" (3.12m x 2.67m)

BATHROOM

10' x 4'1" (3.05m x 1.24m)

LEASEHOLD INFORMATION

101 YEARS REMAINING

ANNUAL GROUND RENT: £50.00 (subject to change)

ANNUAL SERVICE CHARGE: £720.00 (subject to change)

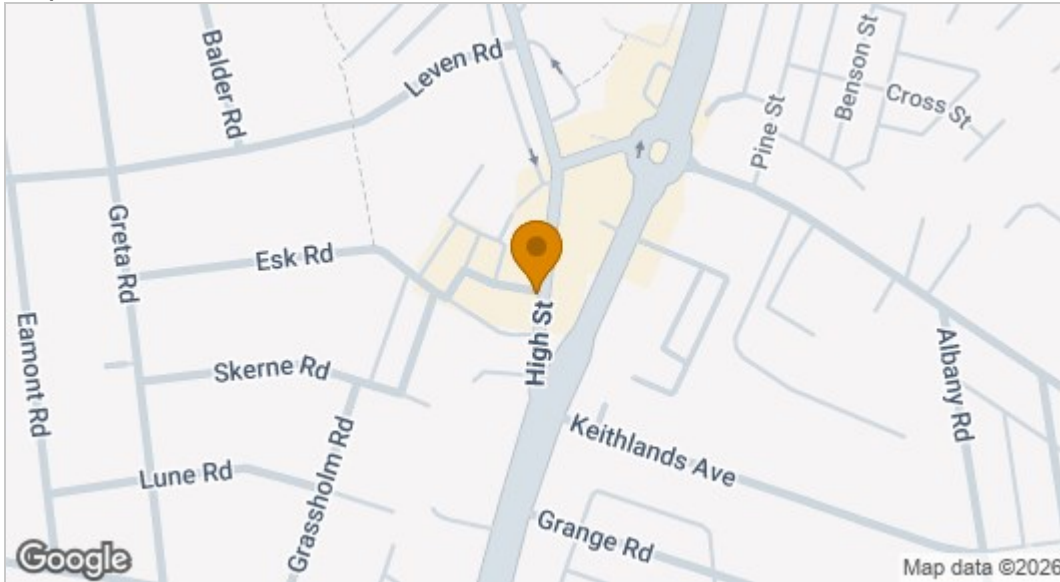
AML PROCEDURE

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.

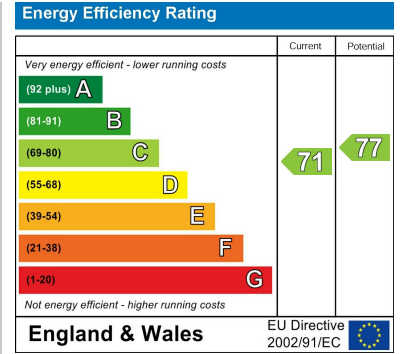




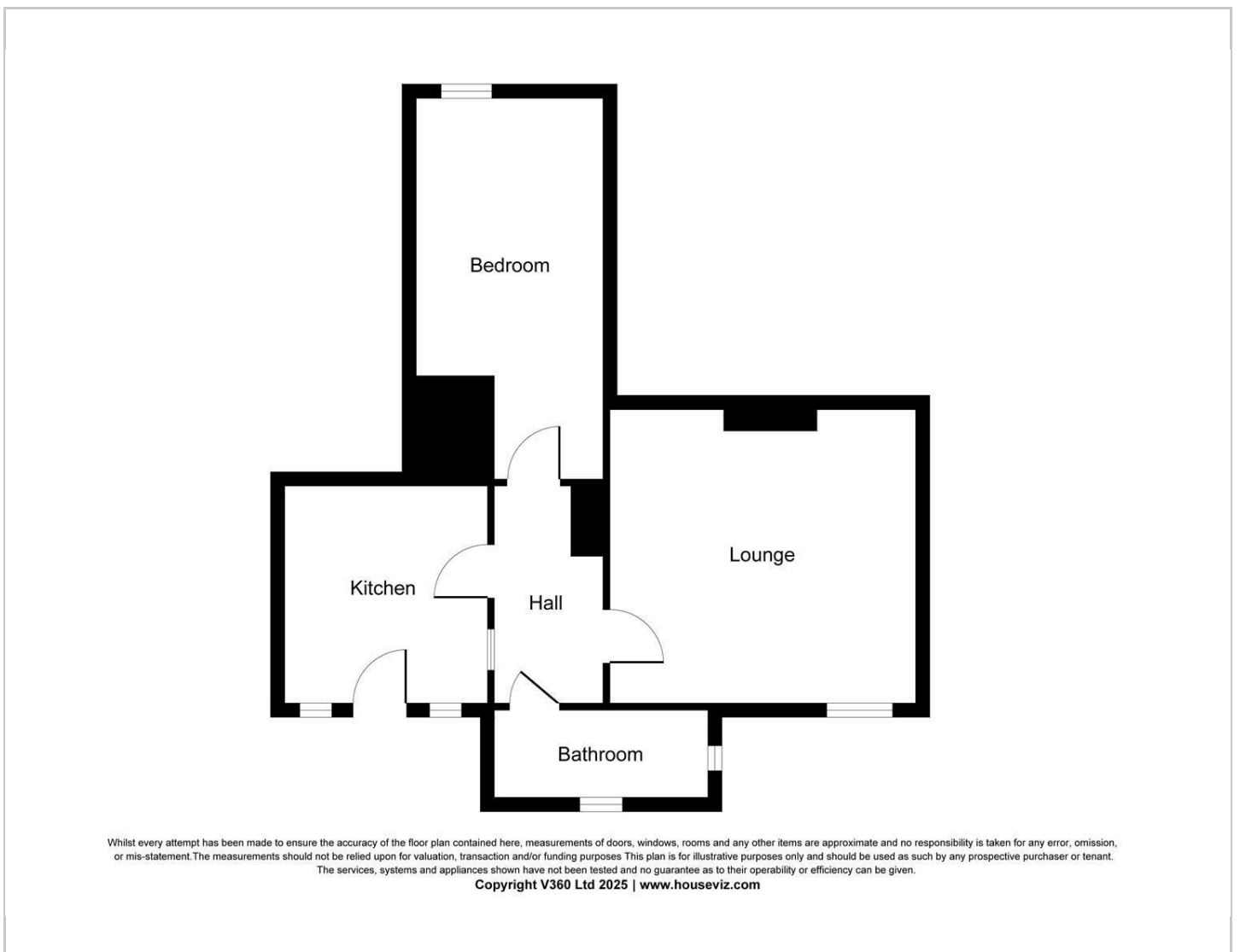
Map



EPC graph



Floor Plan



VIEWING

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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