*** NO FORWARD CHAIN – VACANT POSSESSION – EXCELLENT INVESTMENT OPPORTUNITY ***

Offered to the market by Smith & Friends Estate Agents with NO FORWARD CHAIN and VACANT POSSESSION, this substantial property presents an interesting and versatile opportunity for investors, landlords or buyers looking for a spacious home with potential.

The property is currently arranged as two self-contained flats, each benefiting from separate utility meters. Importantly, the building remains held on one title. This flexibility makes the property particularly appealing to investors looking for rental potential, as well as families or owner-occupiers seeking a renovation project they can tailor to their own requirements.

The ground-floor flat is accessed independently and offers generously proportioned accommodation. The layout includes a spacious lounge, good-sized bedroom and fitted kitchen, together with a bathroom incorporating a shower cubicle. The ground floor also benefits from direct access to the enclosed rear yard, providing useful private outside space.

The first-floor flat offers similarly well-proportioned accommodation. A lounge is positioned to the front of the property, whilst the bedroom is located to the rear. There is also a fitted kitchen and separate bathroom, with the bathroom featuring a bath.

Externally, the property benefits from an enclosed rear yard, whilst its location provides convenient access to a range of everyday amenities, schools and transport connections. North Shore Academy is within easy reach, together with Stockton Town Centre, offering a wide selection of shopping, leisure and service facilities.

Norton Road, Norton, TS20 2BG
2 Bed - Block of Flats
£95,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

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ESTATE AGENTS

Norton Road, Norton, TS20 2BG

ENTRANCE HALLWAY
Front door, carpet, access to both flats.

FLAT 1

LOUNGE
Double glazed bay window to front aspect, carpet, radiator.

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

KITCHEN
Double glazed window to side aspect, radiator, storage housing boiler, stairs down into bathroom.

BATHROOM
Double glazed window to side aspect, storage, shower, wash hand basin, WC, spot lights, radiator.

FLAT 2

LANDING
Carpet, flooring, radiator, stairs, loft access.

KITCHEN
Double glazed window to side aspect, radiator, boiler, stairs to bathroom.

BATHROOM
Bath, wash hand basin, WC, storage, radiator, double glazed window to side aspect.

BEDROOM ONE
Two double glazed windows to front aspect, storage, carpet, radiator.

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

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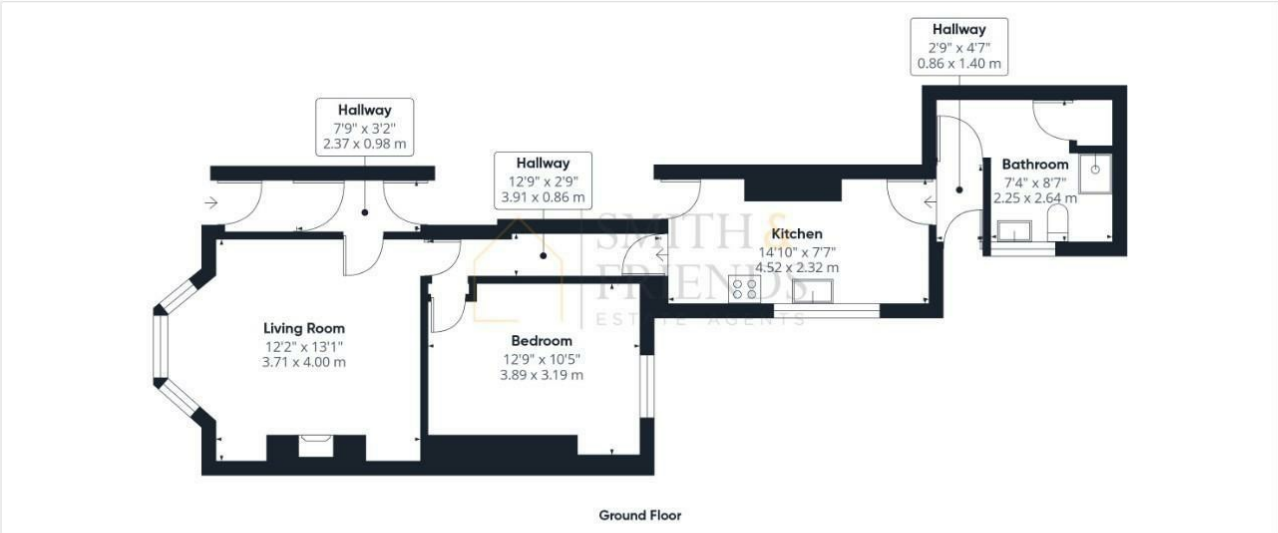

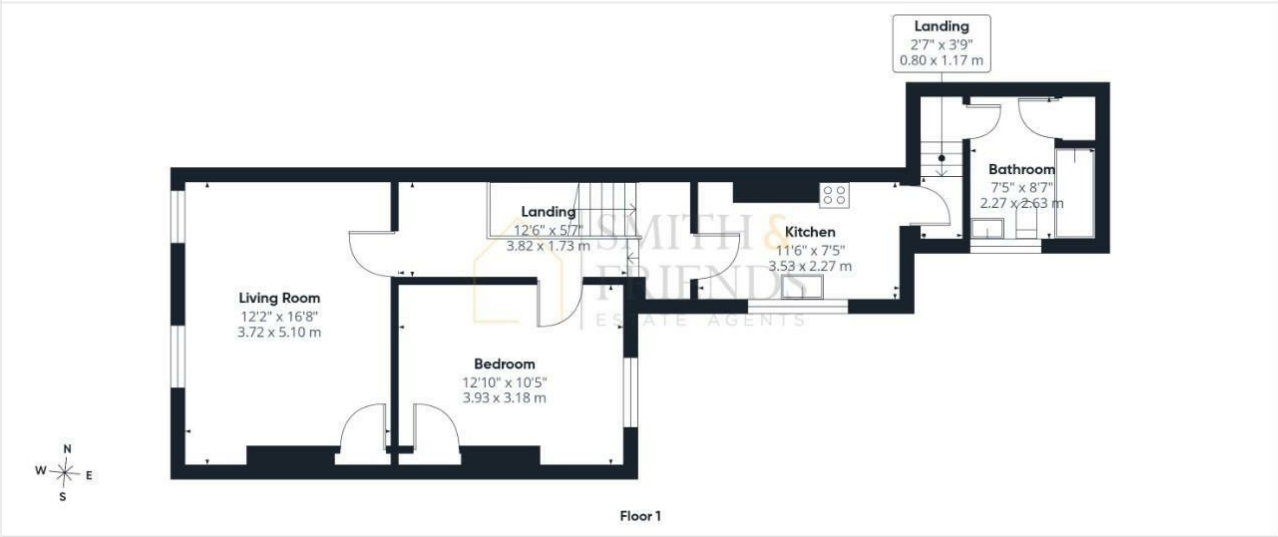

Approximate total area(1)

1123 ft²

104.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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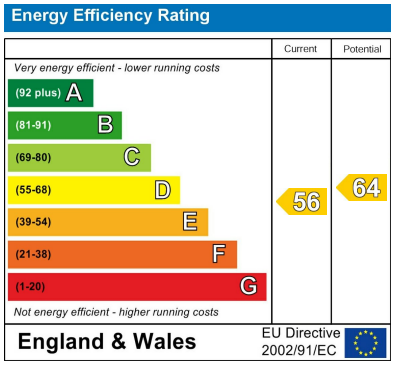

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents 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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