

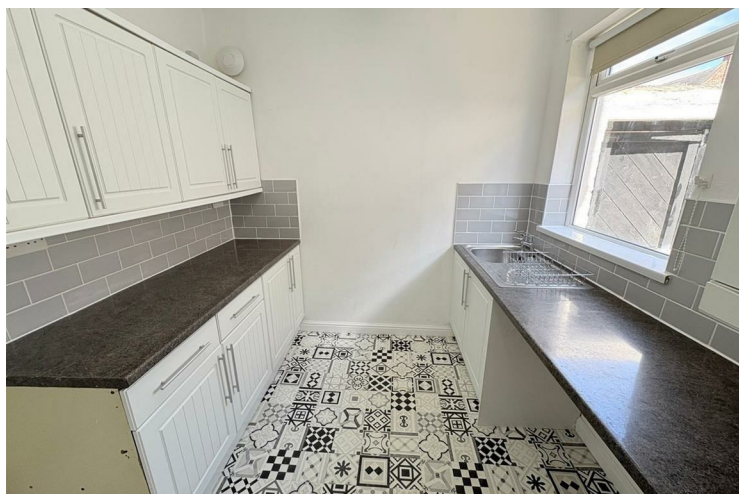


Derwent Street
Norton, Stockton-On-Tees

£100,000

ENERGY RATING: TBC

Spacious four-bedroom terraced home in a popular Norton location, offering three reception rooms, a modern fitted kitchen, family bathroom, ground floor cloaks/WC and an enclosed rear yard. Available with no forward chain, this versatile property is ideal for families, first-time buyers or investors seeking generous accommodation close to local amenities and transport links. Energy Rating: C-76. Council tax band: A (£1,714.74).



- Four Bedroom Terrace • Three Reception Rooms • Modern Kitchen • Bathroom & Cloaks/WC • Enclosed Yard to Rear

Entrance Hall

UPVC entrance door with feature lights and UPVC double glazed light above, staircase to first floor, understair cupboard and a radiator.

Reception Room One

4.45m x 4.29m (14'7" x 14'0")

Front aspect UPVC double glazed bay window, laminate flooring, coving and a radiator.



Reception Room Two

3.66m x 3.36m (12'0" x 11'0")

Rear aspect UPVC double glazed window, picture rail, coving and a radiator.



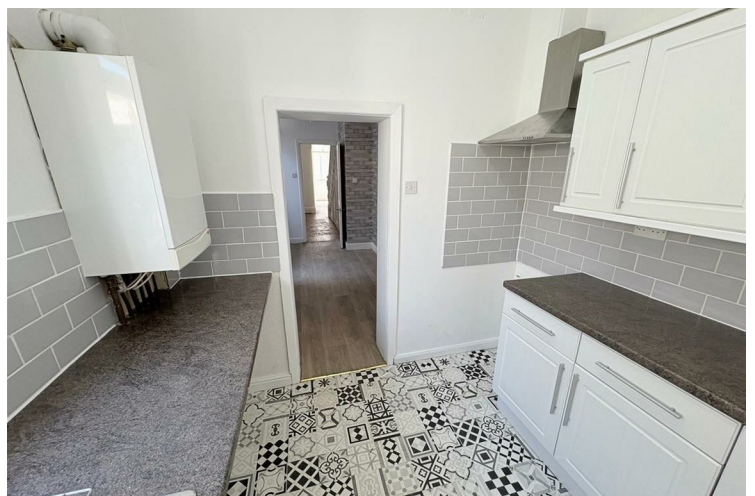
Cloaks/WC

Wash basin, low level, part tiled walls and tiled floor.

Reception Room Three

4.03m x 2.49m (13'2" x 8'2")

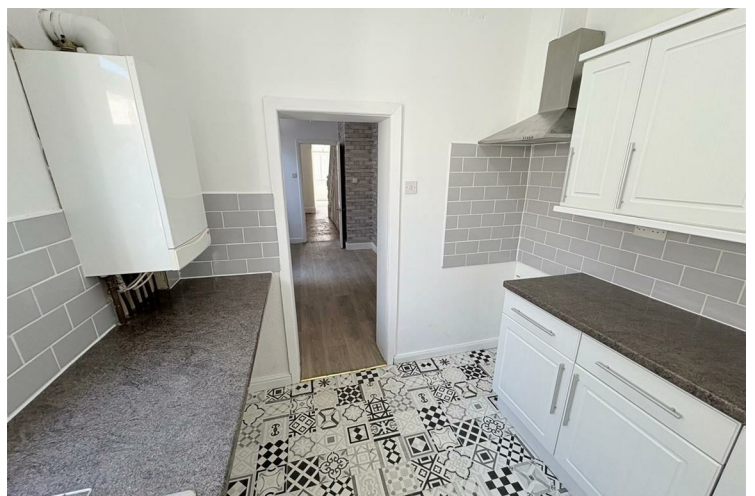
Side aspect UPVC double glazed window & door, laminate flooring and a radiator.



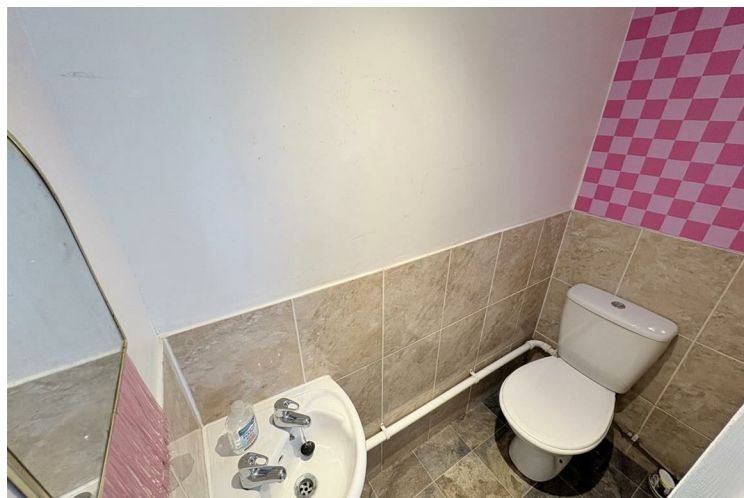
Kitchen

2.49m x 2.60m (8'2" x 8'6")

Side aspect UPVC double glazed window, a range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap. Space for a gas cooker with a stainless steel extractor hood over, space & plumbing for washing machine, and a wall mounted combi boiler.



- NO FORWARD CHAIN!!
- Energy Rating: C-76
- Council tax band: A (£1,714.74)



First Floor Landing

Two side aspect UPVC double glazed windows, spindle staircase and a storage cupboard with loft access.

Bedroom One

3.72m x 2.83m (12'2" x 9'3")

Front aspect UPVC double glazed window, built-in storage cupboard and a radiator.

Bedroom Two

3.67m x 3.35m (12'0" x 10'11")

Rear aspect UPVC double glazed window and a radiator.

Bedroom Three

3.68m (max.) x 2.28m (12'0" (max.) x 7'5")

Front aspect UPVC double glazed window and a radiator.

Bedroom Four

2.35m x 2.52m (7'8" x 8'3")

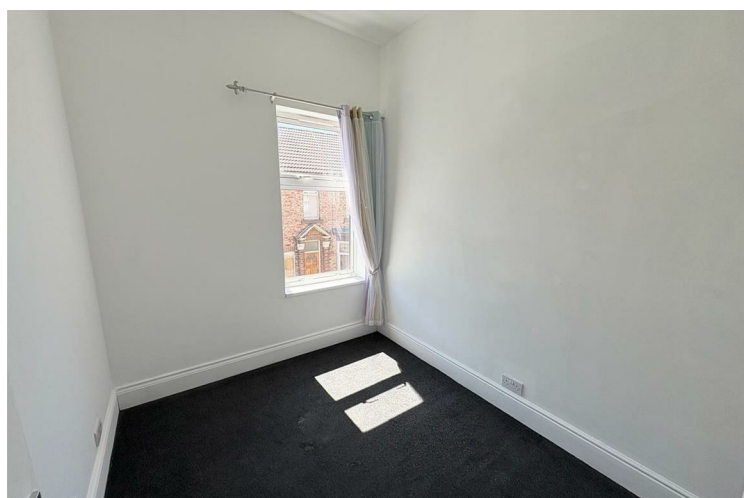
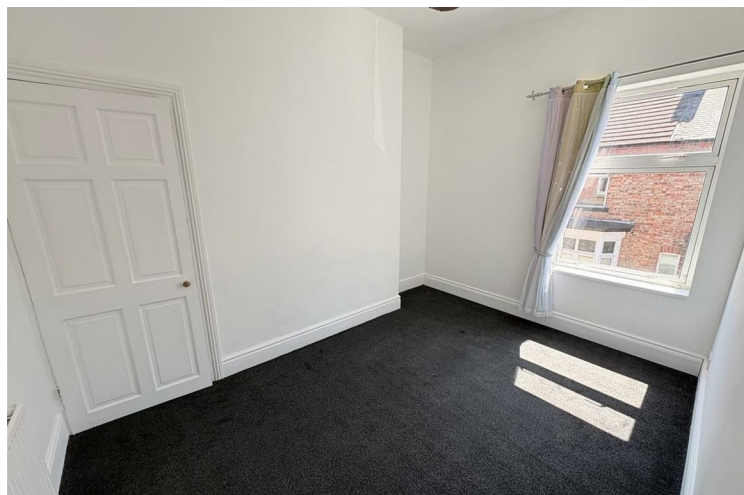
Side aspect UPVC double glazed window, loft access and a radiator.

Family Bathroom

White suite comprising; panel enclosed bath with thermostatic mixer shower over, pedestal wash basin and a low level WC. Part tiled walls, UPVC clad splashback, extractor fan and a radiator.

Externally

There is an enclosed yard to the rear of the property with brick outhouses.



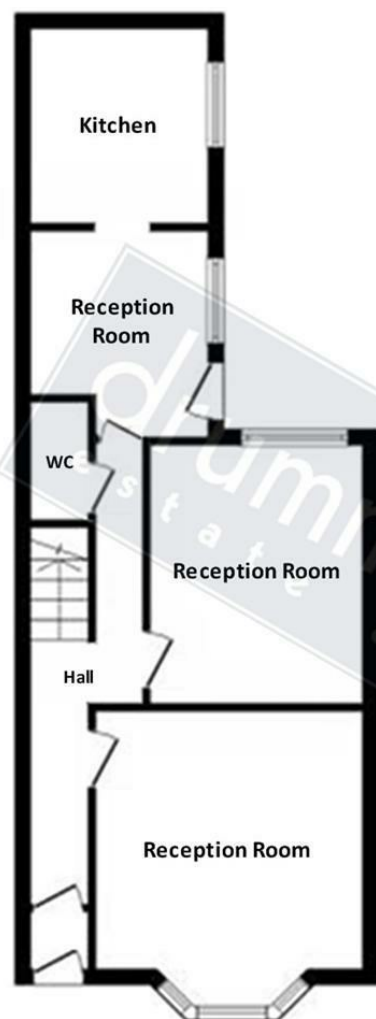




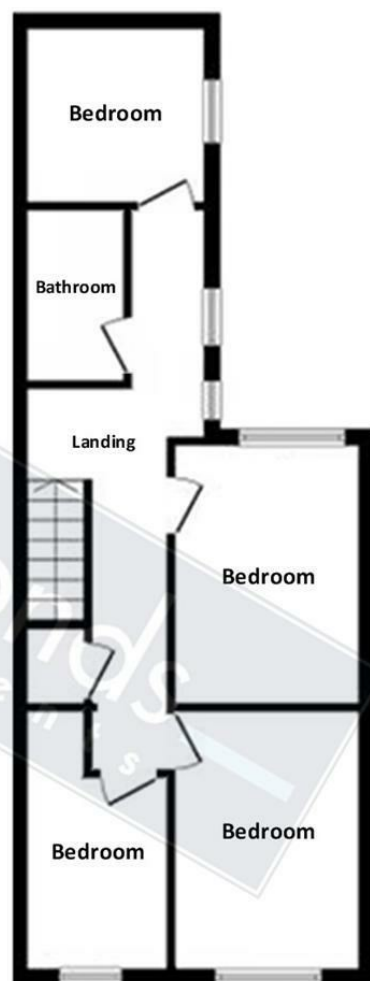
Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds
estate agents