

## 33 Milburn Crescent , Stockton-On-Tees, TS20 2DN

AVAILABLE IMMEDIATELY - SORRY, NO SMOKERS

Situated in the highly sought after area of Norton, this modern three bedroom, semi detached home is ideally located within easy reach of Norton High Street, offering an excellent selection of independent cafes, bars, restaurants, and local shops, making it a fantastic choice for families and professionals alike.

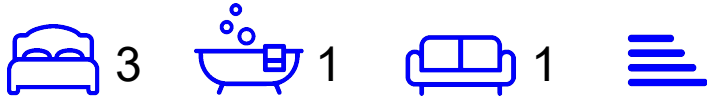
The property is well presented throughout and ready to move straight into. The ground floor comprises an entrance porch leading into a spacious lounge/dining room, which flows through to a modern fitted kitchen. The home has been freshly carpeted throughout and is neutrally decorated, creating a bright and welcoming living space.

To the first floor are three well proportioned bedrooms, together with a modern family bathroom.

£850 Per Month

# 33 Milburn Crescent

, Stockton-On-Tees, TS20 2DN



- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- THREE BEDROOMS
- NEWLY CARPETED THROUGHOUT
- FRONT AND REAR GARDENS
- NEUTRALLY DECORATED

## HALL

## LOUNGE/DINING ROOM

23' x 12'5" (7.01m x 3.78m)

## KITCHEN

10'4" x 6'11" (3.15m x 2.11m)

## CONSERVATORY

11'2" x 8'9" (3.40m x 2.67m)

## BEDROOM ONE

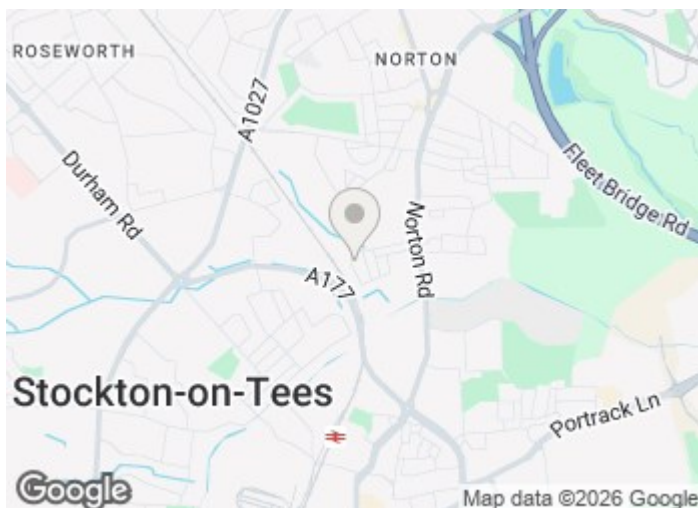
12'8" x 9'10" (3.86m x 3.00m)

## BEDROOM TWO

10'6" x 7'8" (3.20m x 2.34m)

## BEDROOM THREE

7'9" x 7'8" (2.36m x 2.34m)



Directions





# Floor Plan

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 