GowlandWhite



Temple Court, Norton, Stockton-On-Tees, TS20 2AU

REDUCED FOR A QUICK SALE & CASH BUYERS ONLY!!

Offered for sale with no onward chain, this semi-detached home is ideally positioned within easy reach of both Norton High Street and Stockton Town Centre. The property benefits from gas central heating and double glazing throughout, providing a comfortable base for modern living.

The accommodation includes an entrance hallway, a kitchen/dining room fitted with a built-in oven, hob and extractor, a lounge, two bedrooms (originally three), a shower room and a separate WC. Externally, the home features gardens to the front and rear along with a detached garage, offering useful storage or parking.

This property may particularly appeal to investors seeking a Buy to Let opportunity, with an estimated rental income of £600pcm achievable, with a rental yield of 10.3%. Its location also adds to its appeal, being within walking distance of Northshore Academy and Tilery Primary School, as well as local shops, transport links and amenities.

A promising opportunity for buyers looking to add value, invest, or create a comfortable home in a convenient and popular area.

£60,000

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HALL

LOUNGE
15' x 9'4" (4.57m x 2.84m)

KITCHEN/DINING ROOM
13'1" x 10'3" (3.99m x 3.12m)

LANDING

BEDROOM ONE
15'4" x 9'6" (4.67m x 2.90m)

BEDROOM TWO
13'3" x 9'4" (4.04m x 2.84m)

WC
4'7" x 2'11" (1.40m x 0.89m)

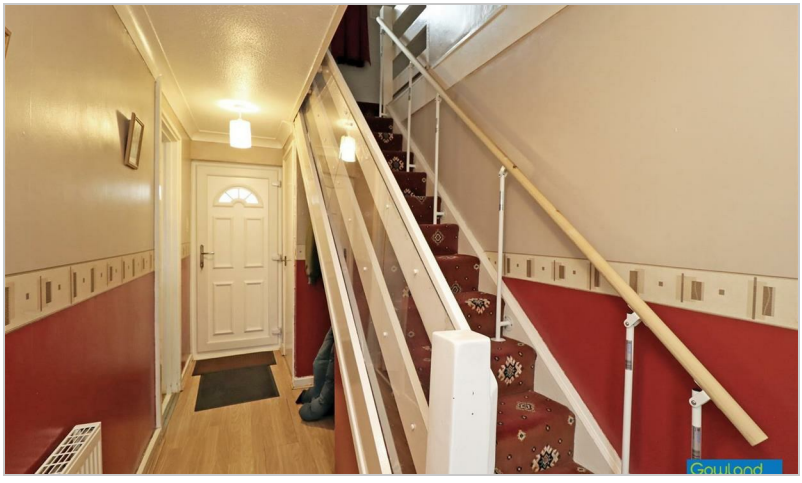
SHOWER ROOM
5'8" x 4'8" (1.73m x 1.42m)

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.















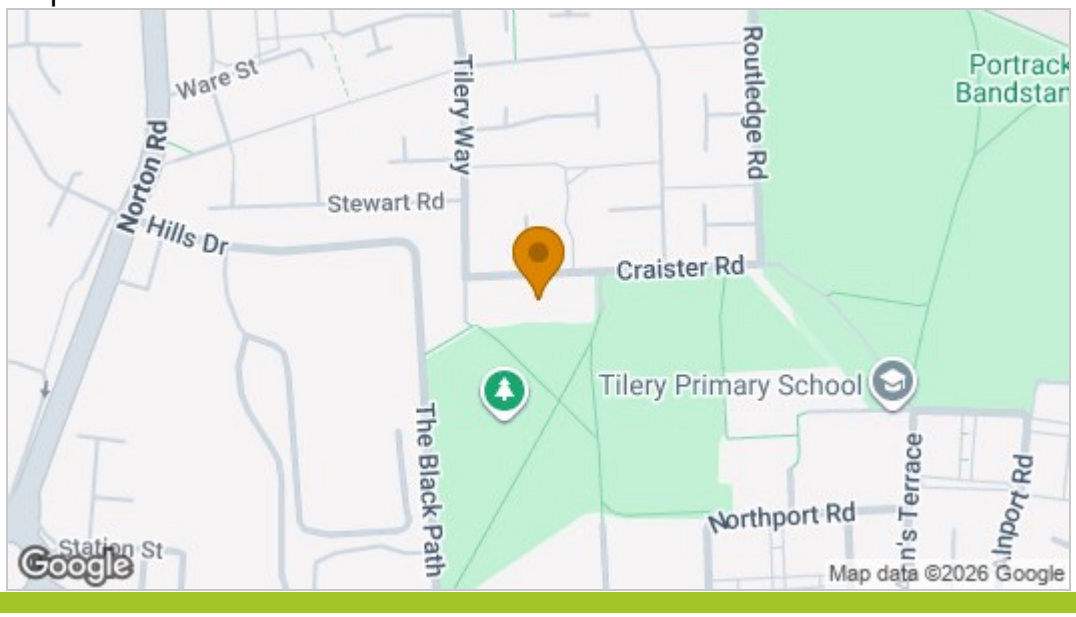




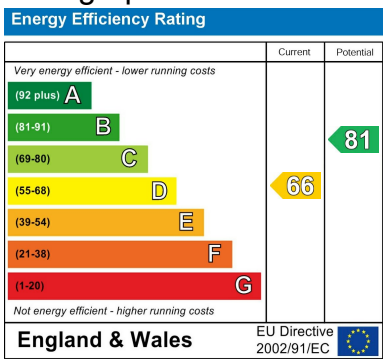




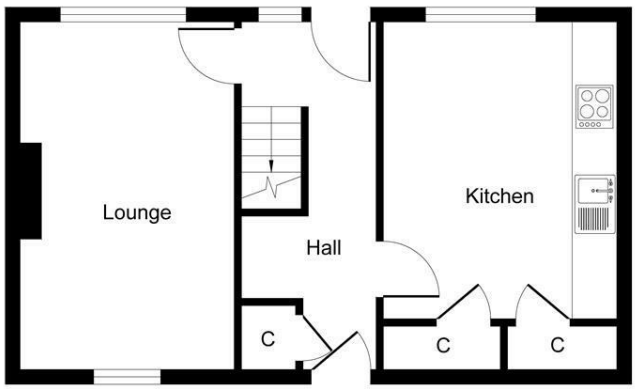
Map



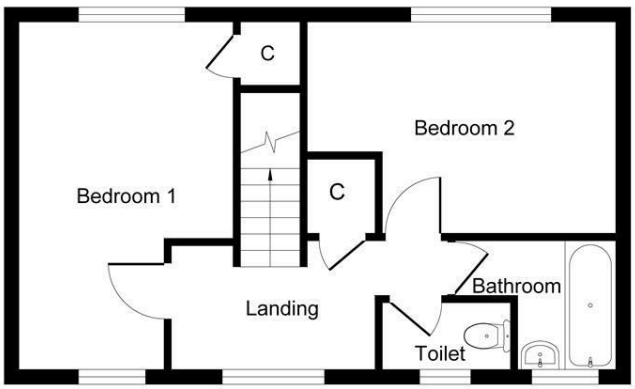
EPC graph



Floor Plan



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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