



**Larkhall Square, Stockton-On-Tees TS20 2BT**

**welcome to**

## **Larkhall Square, Stockton-On-Tees**

Situated in the popular area of Norton, this well-positioned mid-terrace offers a practical layout and generous spaces throughout. Close to shops, schools and transport links, this home is suited to first-time buyers, families or investors seeking a convenient and popular location.

### **Lounge**

11' 9" x 11' 6" ( 3.58m x 3.51m )

Feature fireplace, window to front, radiator

### **Dining Room**

10' 6" x 11' 6" ( 3.20m x 3.51m )

Window to rear, radiator

### **Kitchen**

14' 4" x 6' 7" ( 4.37m x 2.01m )

Range of wall and base units, oven with gas hob and extractor fan, splash back, sink with drainer and mixer tap, radiator, boiler, acces to rear yard

### **Bedroom 1**

11' 6" x 7' 7" ( 3.51m x 2.31m )

Two windows to front, radiator

### **Bedroom 2**

11' 6" x 9' 8" ( 3.51m x 2.95m )

Window to rear, radiator

### **Bathroom**

Low level W/C, wash hand basin, shower, extractor fan, bath, window to side, radiator

### **Rear Garden**

Low maintenance yard, access to rear service road, access to small garage





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welcome to

## Larkhall Square, Stockton-On-Tees

- OPEN PLAN LIVING SPACE
- TWO SPACIOUS BEDROOMS
- LOW MAINTENANCE REAR YARD
- ON STREET PARKING
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

fixed price

**£75,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
STO115212 - 0005

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