



Offered to the market with the advantage of vacant possession, this well-presented three-bedroom property provides spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The accommodation briefly comprises an entrance hallway leading to a fitted kitchen with a range of wall and base units, together with a generous lounge and separate dining room offering ample space for both relaxing and entertaining. The ground floor layout provides a practical and comfortable living environment with plenty of natural light throughout.

To the first floor, the property features three well-proportioned bedrooms, all offering flexible accommodation suitable for family living, home working, or guest use. The family bathroom is complemented by a separate WC, adding convenience for busy households.

Externally, the property benefits from gardens to both the front and rear, providing outdoor space for recreation, gardening, or al fresco dining. On-street parking is available to the front of the property.

Situated within the Norton area, the property enjoys a convenient location close to a range of local amenities, including shops, supermarkets, cafés, and services. Norton High Street is within easy reach and offers an excellent selection of independent retailers, restaurants, and leisure facilities. The property is also well placed for access to reputable schools, public transport links, and commuter routes, making it an excellent choice for a variety of purchasers.

Eamont Road, Stockton-On-Tees, TS20 1DG

3 Bed - House - Semi-Detached

£85,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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- Hallway
- Kitchen
- Diner
- Lounge
- Landing
- Bathroom
- W/c
- Bedroom
- Bedroom
- Bedroom



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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