



Smith and Friends Estate Agents are delighted to welcome to the market this ideal first-time buyer opportunity, offered with no forward chain and vacant possession, allowing for a smooth and straightforward purchase.

This well-proportioned property offers excellent potential and is thoughtfully laid out. Upon entering, you are welcomed by a bright entrance hallway leading into a spacious lounge, which provides a comfortable living area and features stairs rising to the first floor. To the rear of the ground floor is a generously sized kitchen, offering ample space for dining and the opportunity to personalise or modernise to suit individual tastes.

The first-floor accommodation comprises two well-sized double bedrooms, with the master bedroom benefiting from fitted wardrobes, providing practical storage solutions. Completing the upper level is a white bathroom suite, offering a clean and functional space.

Externally, the property continues to impress, featuring a private enclosed rear garden, ideal for outdoor enjoyment, along with a garage and driveway providing convenient off-street parking.

Location:

Situated on Barford Close, the property occupies a desirable corner position within a quiet cul-de-sac. It is ideally located close to a range of local shops, schools, and amenities, with excellent access to North Tees Hospital,

Barford Close, Norton, Stockton-On-Tees, TS20 1SP

2 Bed - House - Semi-Detached

£150,000

EPC Rating: E

Council Tax Band: B

Tenure: Freehold

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ENTRANCE HALLWAY

uPVC front door, coved ceiling, flooring.



LOUNGE

Flooring, storage cupboard, fire and surround, coved ceiling, double glazed window to front aspect, stairs to upper level.

KITCHEN

Double glazed window to rear aspect, uPVC double glazed door to rear aspect, radiator, wall and base units, coved ceiling.



LANDING

Carpet flooring, loft access, coved ceiling.

BEDROOM ONE

Double glazed window to front aspect, carpet flooring, radiator, fitted wardrobes.



BEDROOM TWO

Double glazed window to rear aspect, carpet flooring, radiator.

BATHROOM

Bath, shower, wash hand basin, WC, heated towel rail, flooring, spot lights, storage cupboard, double glazed window to side aspect.



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		82
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC