



Derwent Street, Norton, Stockton-On-Tees, TS20 2DL

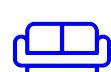
Attention first time buyers and investors! This well presented two bedroom home offers comfortable living in a convenient location with off road parking for two vehicles and is available for sale with NO ONWARD CHAIN.

Upon entering, you're welcomed by a hallway leading to a lounge featuring a bay window and electric fireplace. To the rear, the modern kitchen/dining area with stylish fitted units, an integrated gas hob, extractor fan, and oven. The dining space opens into the conservatory, providing a perfect additional living area. Upstairs, you'll find two double bedrooms, both with newly fitted carpets, and a family bathroom with a shower over the bath. The home also benefits from gas central heating and double glazing throughout.

Outside, the block paved driveway offers low maintenance parking for two cars. The rear garden is mainly laid to lawn and backs onto Norton Grange Nature Reserve. Additional features include an outhouse with power supply, a new summer house with electricity and lighting, ideal for a home office or storage, plus a timber shed, all included in the sale.

Perfectly positioned near local schools, shops, and bus routes, and conveniently located between Stockton and Norton High Streets, this property represents an excellent opportunity for a wide range of buyers.

£115,000

 2  1  1  D

HALL

LOUNGE

12'7" x 12'5" (3.84m x 3.78m)

KITCHEN

15'5" x 7'8" (4.70m x 2.34m)

CONSERVATORY

11'9" x 8'11" (3.58m x 2.72m)

LANDING

BEDROOM ONE

15'6" x 10'5" (4.72m x 3.18m)

BEDROOM TWO

10' x 9'8" (3.05m x 2.95m)

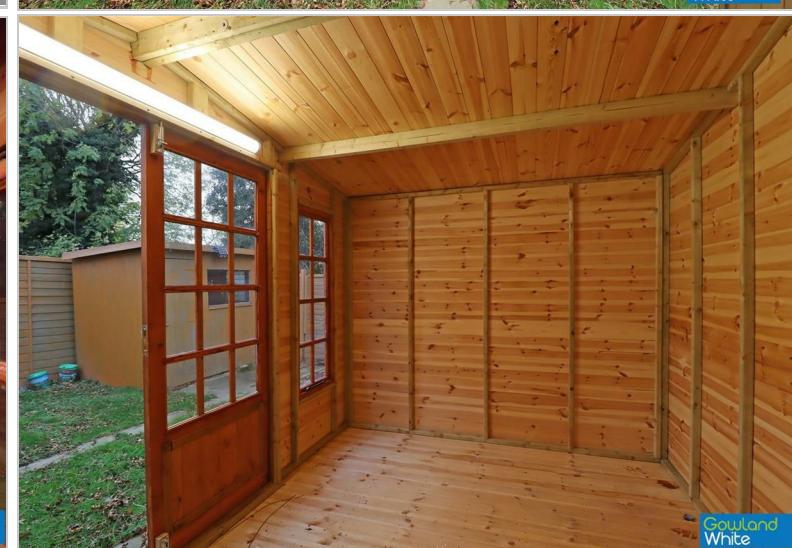
BATHROOM

7' x 5' (2.13m x 1.52m)

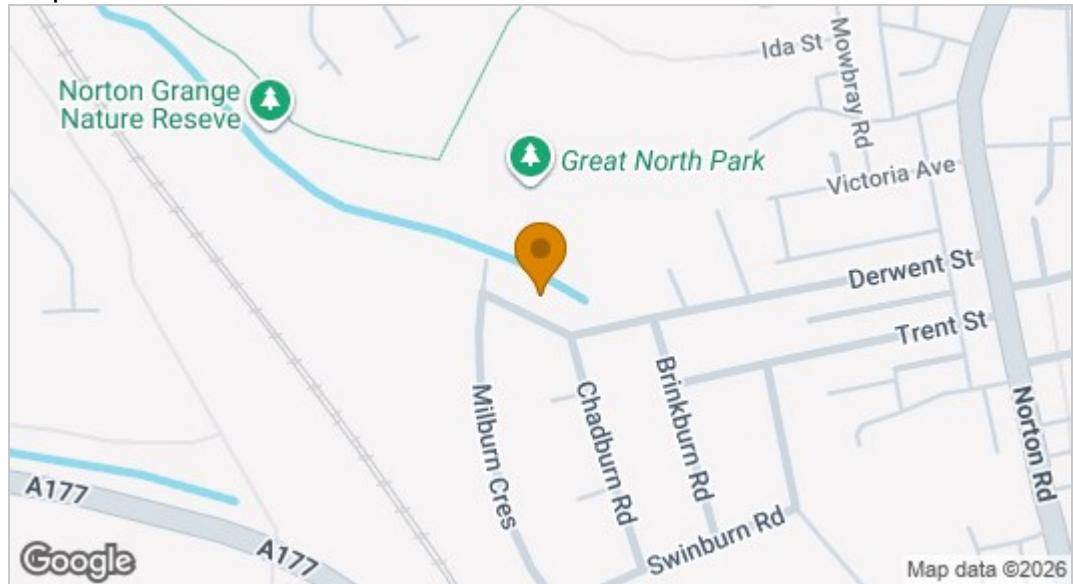
AML PROCEDURE

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.





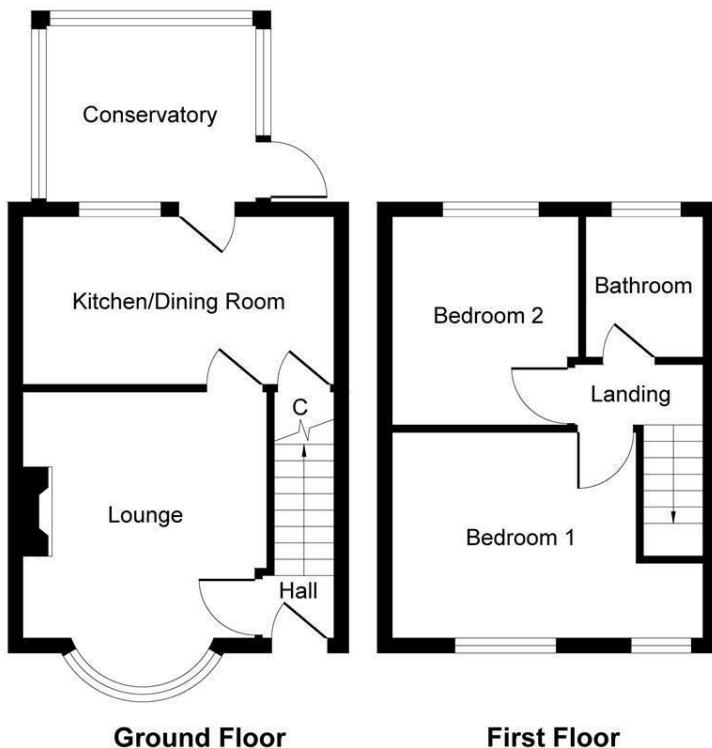
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Floor Plan



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.

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