



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



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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

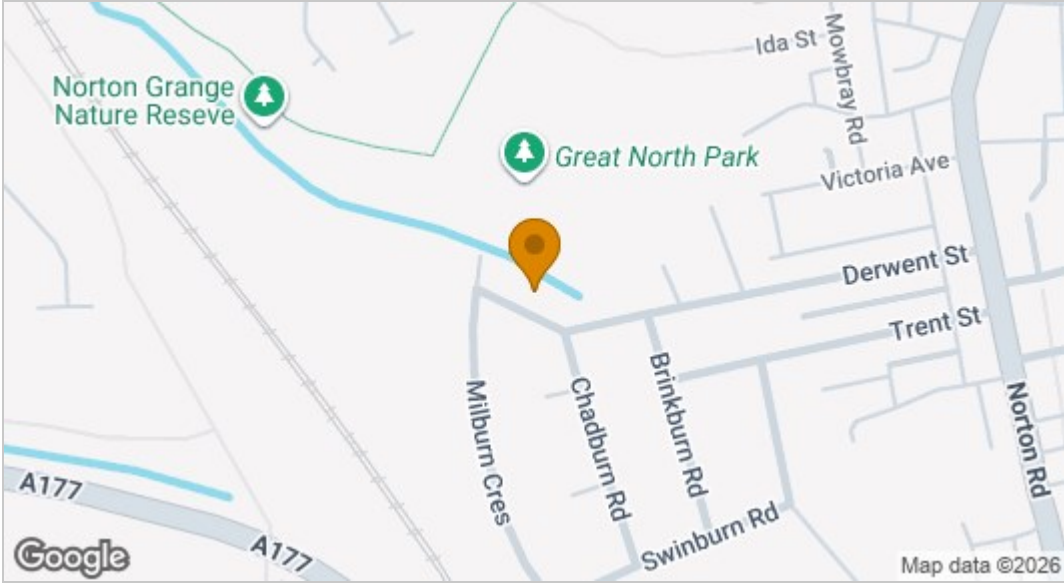
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



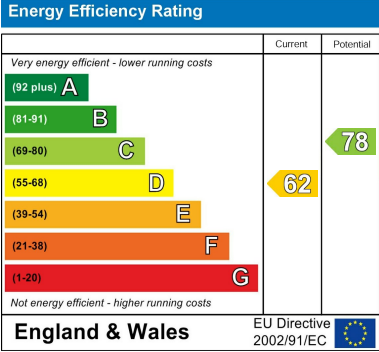
Tel: 01642 615657



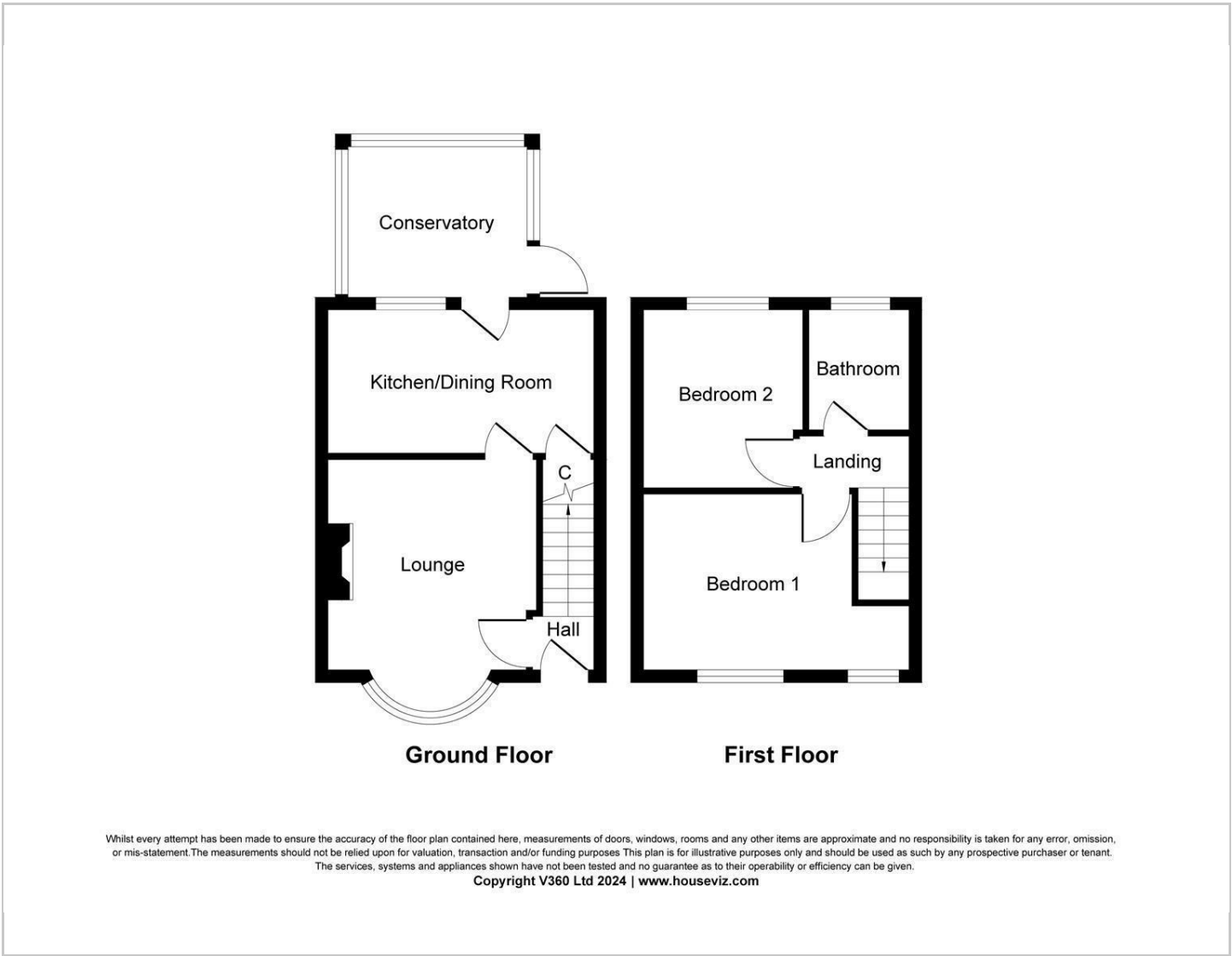
Map



EPC graph



Floor Plan



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.