



High Street, Norton, Stockton-on-Tees, TS20 1DR

Offered with no onward chain and situated in a prime Norton High Street location, this charming one bedroom ground floor flat is surrounded by cafes, bars, eateries, independent shops and the picturesque Norton duck pond offering a perfect opportunity for first time buyers. Part of an attractive 1800s building with original features, the property is tucked away at the rear in a walled garden setting.

The accommodation includes a private entrance leading into a fitted kitchen with integrated oven, hob, fridge freezer and washer/dryer. A spacious lounge features an attractive fireplace, oversized traditional door and decorative coving, while the bedroom benefits from built-in wardrobes. The recently refitted bathroom offers a shower over the bath with glass screen. Gas central heating and double glazing are installed throughout, and the property enjoys access to a shared garden.

£125,000



LOUNGE

14'1" x 13'9" (4.29m x 4.19m)

KITCHEN

10'4" x 9'6" (3.15m x 2.90m)

MASTER BEDROOM

10'3" x 8'9" (3.12m x 2.67m)

BATHROOM

10' x 4'1" (3.05m x 1.24m)

LEASEHOLD INFORMATION

101 YEARS REMAINING

ANNUAL GROUND RENT: £50.00 (subject to change)

ANNUAL SERVICE CHARGE: £720.00 (subject to change)



AML PROCEDURE

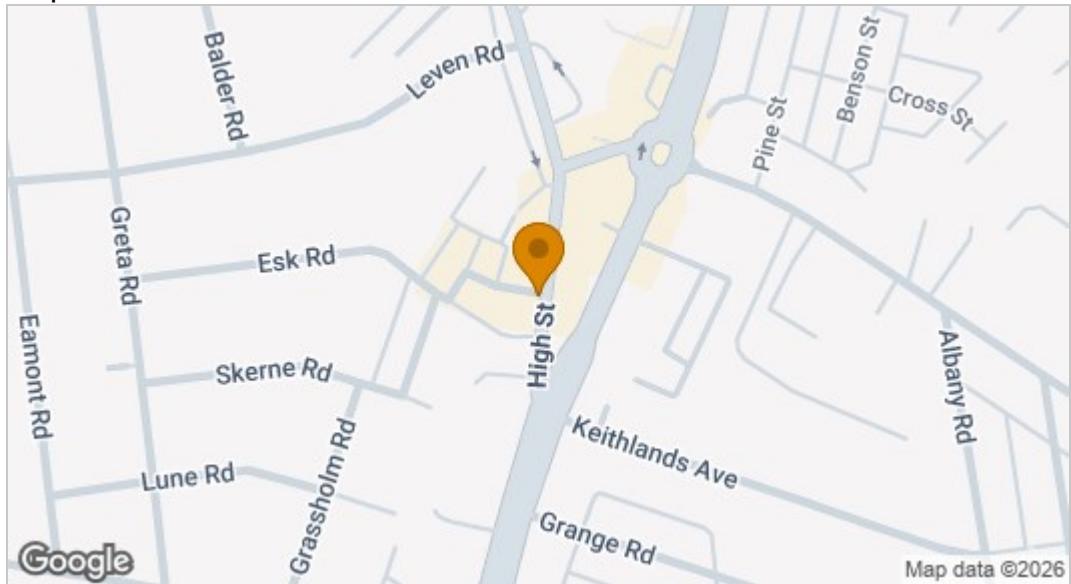
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each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





Gowland
White

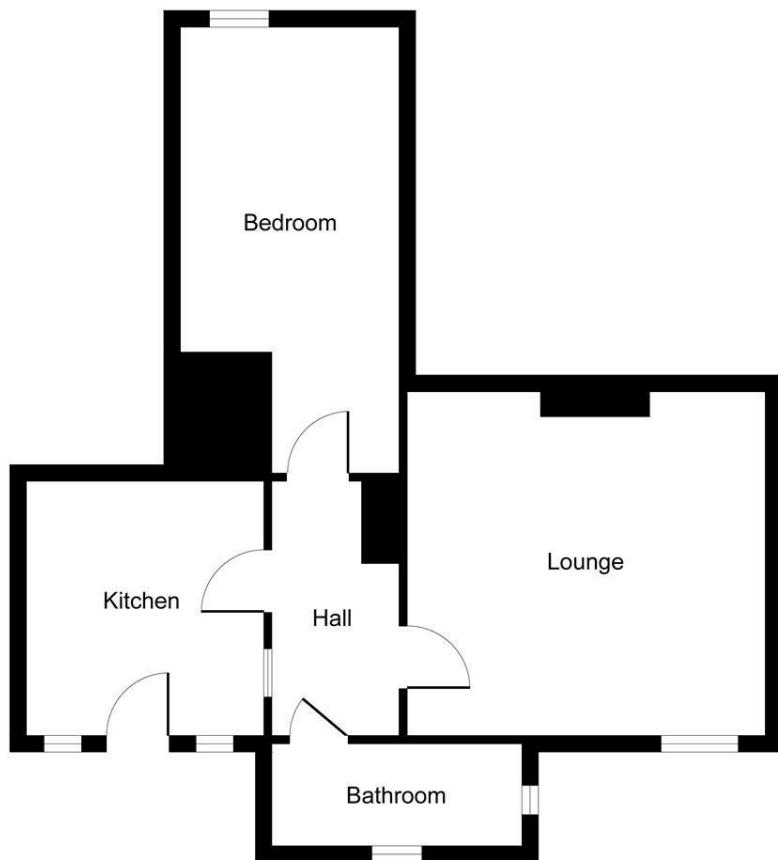
Map



EPC graph

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		71	77
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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