



**Napier Street, TS20 2QD**  
**1 Bed - Flat**  
**£34,500**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Leasehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Napier Street, TS20 2QD

Smith and Friends are now in receipt of an offer for the sum of £39,999 for 6 Napier Street, Stockton, TS20 2QD.

Anyone wishing to place an offer on the property should contact Smith and Friends Estate Agents, 21 Bishop Street, Stockton on Tees, TS18 1SY, and 01642 607555 before exchange of contracts.

**\*\* NO CHAIN SALE \*\***

**\*\* PERFECT FOR FIRST TIME BUYER OR INVESTORS \*\***

Situated on Napier Street in the ever-popular Norton area, this well-presented ground floor flat is offered for sale with no onward chain, making it an ideal and hassle-free purchase. Perfectly suited to first-time buyers, those looking to downsize, or investors seeking a ready-to-go opportunity, the property offers a practical and comfortable layout throughout.

Upon entering, you are welcomed by an entrance hallway leading into a spacious, light-filled lounge, providing an inviting space to relax or entertain. To the rear, a separate fitted kitchen offers ample storage and workspace, along with direct access to the garden—ideal for enjoying outdoor space.

The property further benefits from a generous double bedroom and a well-proportioned bathroom, completing the internal accommodation.

Conveniently located close to a range of local shops, amenities, and excellent transport links, this flat combines everyday practicality with a sought-after residential setting.

Early viewing is highly recommended to fully appreciate the potential on offer.

DISCLAIMER: ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED

### **Entrance Hallway**

8'4" x 2'11" (2.55m x 0.89m)

### **Lounge**

14'1" x 10'9" (4.31m x 3.28m)

### **Kitchen**

10'2" x 7'6" (3.12m x 2.29m)

### **Bedroom**

10'3" x 10'4" (3.13m x 3.17m)

### **Bathroom**

5'6" x 7'1" (1.69m x 2.18m)

