



Well presented throughout this two bedroom mid terraced house is an excellent location close to Durham University Campus , Stockton Town, bus and train routes. The property comprises of an entrance hallway leading through to a spacious open plan living/dining area and galley style kitchen having access to an enclosed well kept rear yard. The upper floor has a split level open landing, a modern bathroom and two double bedrooms. There is no forward chain on the sale of this property and the seller is open to including various items within the sale if required. Pls call Smith & Friends to arrange a viewing.

Norfolk Street, Oxbridge, Stockton-On-Tees, TS18 4BB

2 Bed - House - Mid Terrace

Chain Free £70,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

Norfolk Street, Stockton-On-Tees, TS18 4BB

ENTRANCE HALLWAY

14'1" x 2'11" (4.29m x 0.89m)

Double glazed door to front aspect, radiator, carpets and coved ceiling.

LOUNGE

24'4" x 10'8" (7.42m x 3.25m)

Double glazed window to front aspect, radiator, coved ceiling, carpet, open plan archway leading to dining room.

DINING ROOM

Double glazed window to rear aspect, open plan archway into lounge and carpet.

KITCHEN

14' x 6' (4.27m x 1.83m)

Double glazed door to side aspect, stainless steel sink and drainer, electric induction hob and oven with extractor hood, radiator, cupboard, flooring, double glazed window to side aspect and leading to rear yard.

FIRST FLOOR LANDING

13'1" x 5'4" (3.99m x 1.63m)

Spacious split level landing with carpet, window, loft access and double glazed window to side aspect.

BEDROOM 1

10'11" x 12'11" (3.33m x 3.94m)

Double glazed window to front aspect, fitted wardrobe, carpet and coved ceiling.

BEDROOM 2

13' x 8'4" (3.96m x 2.54m)

Double glazed window to rear aspect, carpet and coved ceiling, radiator and Baxi boiler.

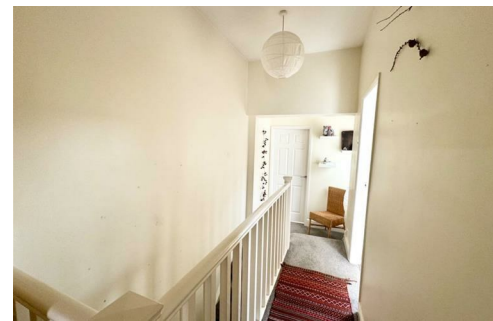
BATHROOM/WC

10'8" x 6' (3.25m x 1.83m)

Double glazed window to side aspect, vanity wash hand basin, vanity WC, bath, shower, heated towel rail and spot lights.

OUTSIDE

To the rear there is an enclosed yard.



| 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 | | EU Directive 2002/91/EC | |

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.

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