



SPACIOUS THREE BEDROOM semi - detached property located within this popular area of Norton. Positioned in a quiet CUL DE SAC and within walking distance of the popular high street. The accommodation comprises of: Entrance hall, Open plan lounge and dining area ( with French doors opening onto the rear garden) The modern fitted kitchen finishes off the spacious ground floor. To the first floor there are Three Bedrooms and a modern family bathroom. Externally - To the front of the property there is freehold solar panels, dropped curb, driveway, and space for parking. The enclosed rear garden is laid to lawn with a decking area.

**Sudbury Road, Norton, Stockton-On-Tees, TS20 2SJ**  
**3 Bed - House - Semi-Detached**  
**£130,000**  
**EPC Rating: C**  
**Council Tax Band: A**  
**Tenure: Freehold**



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# Sudbury Road, Stockton-On-Tees, TS20 2SJ

## GROUND FLOOR

### ENTRANCE HALL

### L SHAPED LOUNGE/DINING AREA

13' x 12'5" + 18'8" x 10'11" (3.96m x 3.78m + 5.69m x 3.33m)

### KITCHEN

10'11" x 8'3" (3.33m x 2.51m)

## FIRST FLOOR

### BEDROOM 1

14'10" x 11'5" (4.52m x 3.48m)

### BEDROOM 2

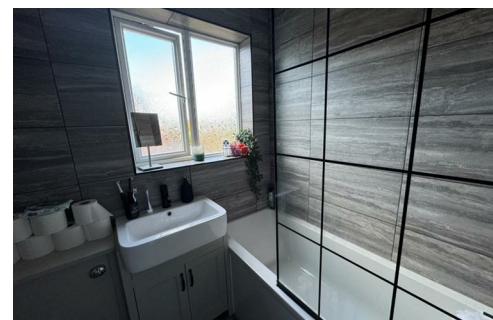
12'5" x 8'9" (3.78m x 2.67m)

### BEDROOM 3

8'4" x 7' (2.54m x 2.13m)

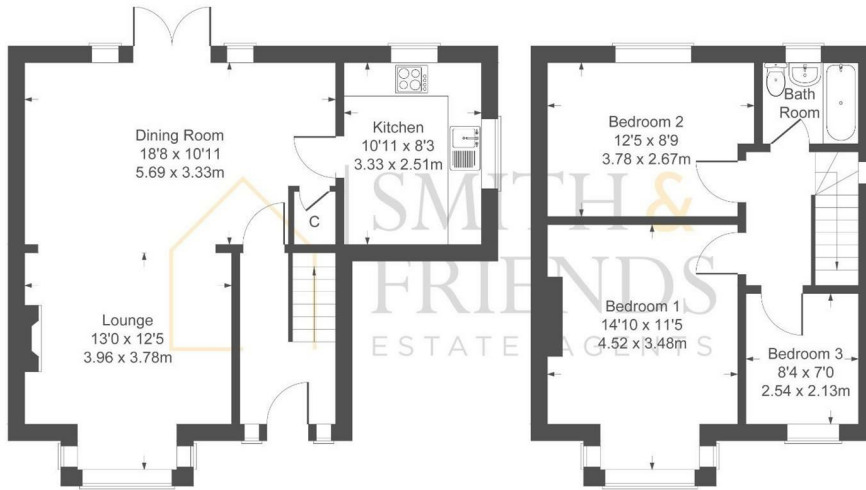
### FAMILY BATHROOM

### EXTERNALLY



## 5 Sudbury Road

Approximate Gross Internal Area  
938 sq ft - 87 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Vary very efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	84
(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	

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