



What a perfect first time buyer purchase !!! This property is located close to Norton High Street, shops and local amenities. Comprising of an entrance hallway, lounge/diner and modern fitted kitchen on the ground floor. The upper level offers two double bedrooms and spacious bathroom with a walk in shower. Externally: Garage, driveway, gardens front and rear. The property is advertised with no forward chain and vacant possession.

Mallory Road, Stockton-On-Tees, TS20 1TJ

2 Bed - House - Semi-Detached

£125,000

EPC Rating:

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Mallory Road, Stockton-On-Tees, TS20 1TJ



ENTRANCE HALLWAY

7'3 x 3' (2.21m x 0.91m)

uPVC front door, carpet flooring, radiator and coved ceiling.

LOUNGE

19'3 x 8'5 (5.87m x 2.57m)

Double glazed window to front aspect, two radiators, coved ceiling, carpets and cupboard.

KITCHEN

7'8 x 11'6 (2.34m x 3.51m)

Double glazed window to rear aspect, flooring, sink and drainer, coved ceiling, electric hob and oven and uPVC door to rear aspect.

LANDING

7'1 x 5'8 (2.16m x 1.73m)

Carpet, loft access and coved ceiling.

BEDROOM 1

10'2 x 11'5 (3.10m x 3.48m)

Double glazed window to rear aspect, fitted sliding wardrobes, carpets, radiator and coved ceiling.

BEDROOM 2

9'5 x 11'6 (2.87m x 3.51m)

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

BATHROOM

7' x 5'6 (2.13m x 1.68m)

Double glazed window to side aspect, walk-in shower, wash hand basin, WC, heated towel rail, extractor fan and coved ceiling.



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Ground Floor



Floor 1

Approximate total area¹⁸
604.29 ft²
56.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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