



This spacious family home has come to the market with no forward chain and vacant possession. Comprising of an entrance hallway, open plan lounge/diner, summer room leading through to the modern kitchen with breakfast bar on the ground floor. The upper level offers three bedrooms, bathroom and separate w/c. External: Garage, driveway and low level entrance gate to the front of the property. The rear mature garden is mainly laid to lawn, with a patio/seating area and a range of trees and shrubs. Location: Situated off Junction Road, Norton High Street is a short walk. Shops, local amenities and schools are all in a short distance from the property.

DISCLAIMER:

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

North Albert Road, Stockton-On-Tees, TS20 1PD

3 Bed - House - Semi-Detached

£230,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



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HALLWAY

Carpet, radiator, under stairs cupboard and stairs to upper level.

LOUNGE

27'5" x 12'6" (8.364m x 3.822m)

Open plan lounge with double glazed bay window to front aspect, radiator, carpet and radiator.

DINER

Internal double doors, carpet, radiator, fire and surround.

SUMMER ROOM

8'4" x 9'5" (2.557m x 2.885m)

Carpet, wall lights, radiator, double glazed double doors to rear aspect and access to kitchen.

KITCHEN

8'5" x 19'6" (2.577m x 5.948m)

Double glazed window to rear aspect, door to side aspect, spot lights, radiator, no appliances, stainless steel sink and drainer, breakfast bar and cooker hood.

LANDING

Double glazed window to side aspect, carpet and loft access.

BEDROOM 1

15'2" x 9'3" (4.634m x 2.84m)

Double glazed bay window to front aspect, carpet and fitted wardrobes.

BEDROOM 2

10'7" x 11'7" (3.232m x 3.537m)

Double glazed window to rear aspect, carpet, radiator and storage cupboard.

BEDROOM 3

6'9" x 8'1" (2.067m x 2.489m)

Double glazed window to front aspect, carpet, radiator and fitted units/storage.

BATHROOM

Fully tiled bathroom with double glazed window to rear aspect, shower cubicle, radiator, wash hand basin and spot lights.

SEPARATE WC

Fully tiled with double glazed window to rear aspect, spot lights and WC.




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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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