



Offering great rental yields in a good area in Norton this property would make a fantastic investment purchase. The property is close to Norton High Street and comprises of an entrance hall, lounge and kitchen on the ground floor. The upper level offers two double bedrooms and bathroom. External: enclosed rear garden and parking to the front of the property. Chadburn Road is close to shops, schools and local amenities. Call Smith & Friends Estate Agents 01642 607555.

**Chadburn Road, Norton, Stockton-On-Tees, TS20 2DQ**  
**2 Bed - House - Semi-Detached**  
**Or Nearest Offer £85,000**  
**EPC Rating: C**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS

Chadburn Road, Stockton-On-Tees, TS20 2DQ

- HALLWAY  
3' x 3'8 (0.91m x 1.12m)
- LOUNGE  
13' x 12'7 (3.96m x 3.84m)
- KITCHEN  
7' x 11'3 (2.13m x 3.43m)
- LANDING  
2' x 2'9 (0.61m x 0.84m)
- BEDROOM  
10' x 15'6 (3.05m x 4.72m)
- BEDROOM  
10' x 10' (3.05m x 3.05m)
- BATHROOM  
7' x 5'1 (2.13m x 1.55m)



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.

