



Smith and Friends are delighted to offer this smart and well presented one bedroom semi detached bungalow on a good corner plot in Norton. The property is situated just off South Road and is within walking distance to Norton Village. Briefly comprising of entrance hallway, lounge, kitchen/dining area, conservatory, bedroom and shower room/WC. Externally the property has gardens to the front, side and rear and benefits from gas central heating and double glazing. Viewing highly recommended. The property can be sold with tenants in situ, the current tenant pays £520 per calendar month.

**Cherry Tree Gardens, Norton, TS20 2TP**

**1 Bed - Bungalow - Semi Detached**

**£117,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Cherry Tree Gardens, Norton, TS20 2TP



## ENTRANCE

## LOUNGE

12'10 x 10'1 (3.91m x 3.07m)

## KITCHEN/DINING AREA

14'2 x 5'6 increasing to 5'11 (4.32m x 1.68m increasing to 1.80m)

## CONSERVATORY

9'10 x 7'1 (3.00m x 2.16m)

## BEDROOM

12'10 x 8'10 (3.91m x 2.69m)

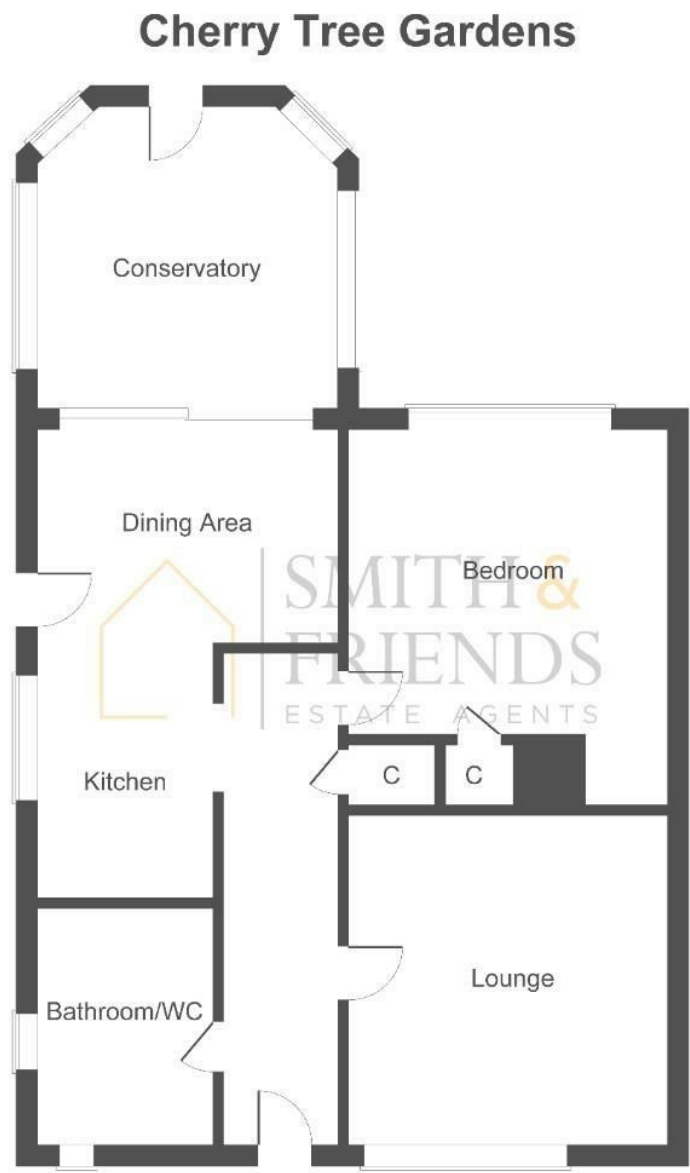
## SHOWER ROOM/WC





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Not to Scale. Produced by The Plan Portal 2025  
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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		88
(81-91) B		
(69-80) C	68	
(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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