



This well presented semi detached house has come to the market with no forward chain making it a perfect purchase for a first time buyer or a family. Recently decorated and updated throughout the property is ready to move straight into. Comprising of an entrance hallway, spacious open plan lounge/diner and a modern well designed kitchen with ample cupboards. The upper level offer a family bathroom with dual shower facilities and bath. There are three bedrooms, separate w/c and a staircase to the upper fourth bedroom. External: Low maintenance front garden with gate access to the property and lawned rear garden with patio seating area and storage with the potential to be renovated. Location: Situated close to Norton High Street, shops, schools and A19 for easy commutes. Pls call Smith & Friends to arrange a viewing on 01642 607555. Viewers will not be disappointed!!

Norton Avenue, Stockton-On-Tees, TS20 2JT

4 Bedroom - House - Semi-Detached

£140,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Norton Avenue, Stockton-On-Tees, TS20 2JT

ENTRANCE HALLWAY

3'7 x 9'9 (1.09m x 2.97m)

Front entrance door, carpet.

LOUNGE/DINER

11'9 x 22'2 (3.58m x 6.76m)

Double glazed square bay window to front aspect, double glazed window to rear aspect, two radiators, fire and surround and carpet.

KITCHEN

7'1 x 12'1 (2.16m x 3.68m)

Double glazed window to side aspect, uPVC double glazed door to rear aspect, electric hob, circular sink and drainer.

PANTRY

Double glazed window to side aspect, carpet flooring and boiler.

LANDING

3'3 x 8'5 (0.99m x 2.57m)

Double glazed window to side aspect, carpet, radiator and stairs to bedroom four.

BEDROOM ONE

11'11 x 9'10 (3.63m x 3.00m)

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

BEDROOM TWO

10' x 11'11 (3.05m x 3.63m)

Double glazed window to rear aspect, radiator and carpet.

BEDROOM THREE

9' x 8'1 (2.74m x 2.46m)

Double glazed window to rear aspect, radiator, carpet and coved ceiling.

BATHROOM

7'2 x 4'10 (2.18m x 1.47m)

Double glazed window to front aspect, bath, dual shower, vanity wash hand basin, radiator and coved ceiling.

BEDROOM FOUR

17'6 x 11'9 (5.33m x 3.58m)

Fixed staircase, storage, carpet flooring, radiator and two skylight windows to rear aspect.

SECOND LANDING

2'10 x 2'5 (0.86m x 0.74m)

Double glazed window to side aspect and carpet.

EXTERNAL

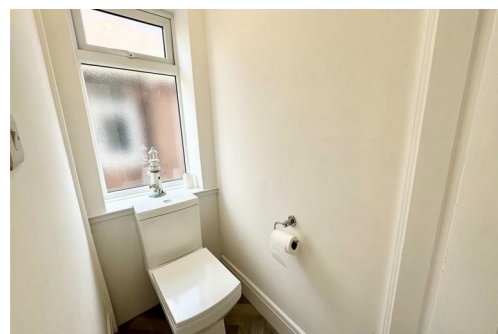
Low maintenance front garden, rear garden.



Norton Avenue, Stockton-On-Tees, TS20 2JT



**SMITH &
FRIENDS**
ESTATE AGENTS



www.smith-and-friends.co.uk



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. We 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.

