

# Harper & Co

Estate Agents Ltd

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## Cleveland Avenue

Norton, Stockton-On-Tees, TS20 2PE

This Well-Maintained Three-Bedroom Semi-Detached Home Offers Excellent Potential For Buyers Seeking A Property They Can Make Their Own. With Spacious Living Accommodation, A Modern Kitchen, Two Reception Rooms, And The Added Benefit Of A South-Facing Garden, Garage, And Driveway, This Property Makes An Ideal First Home Or Buy-To-Let Investment.

Situated In The Ever-Popular Norton Area, The Property Is Within Walking Distance Of Schools, Shops, And Local Amenities, And Just A Short Stroll From Norton's Vibrant High Street With Its Range Of Bars, Restaurants, And The Picturesque Village Green.

**£120,000**

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- Three-Bedroom Semi-Detached Home In Sought-After Norton Location
- Modern High-Gloss Fitted Kitchen With Appliances Included
- Potential To Extend (Subject To Planning Permission)
- Ideal First-Time Buy Or Investment Property – Rental Potential Approx. £850pcm
- Two Reception Rooms Providing Flexible Living Space
- Driveway Parking And Detached Garage
- Recently Updated Electrical Consumer Unit Reported By Vendor
- Ground Floor Cloakroom / W.C
- South-Facing, Low-Maintenance Rear Garden Offering Privacy
- Combi Gas Central Heating (Boiler Installed Approx. 3 Years Ago) And Recently Updated Windows

## Location

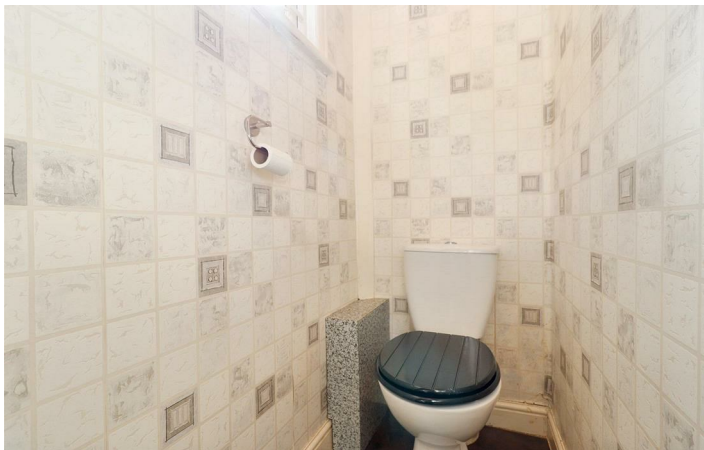
## Note

## Disclaimer

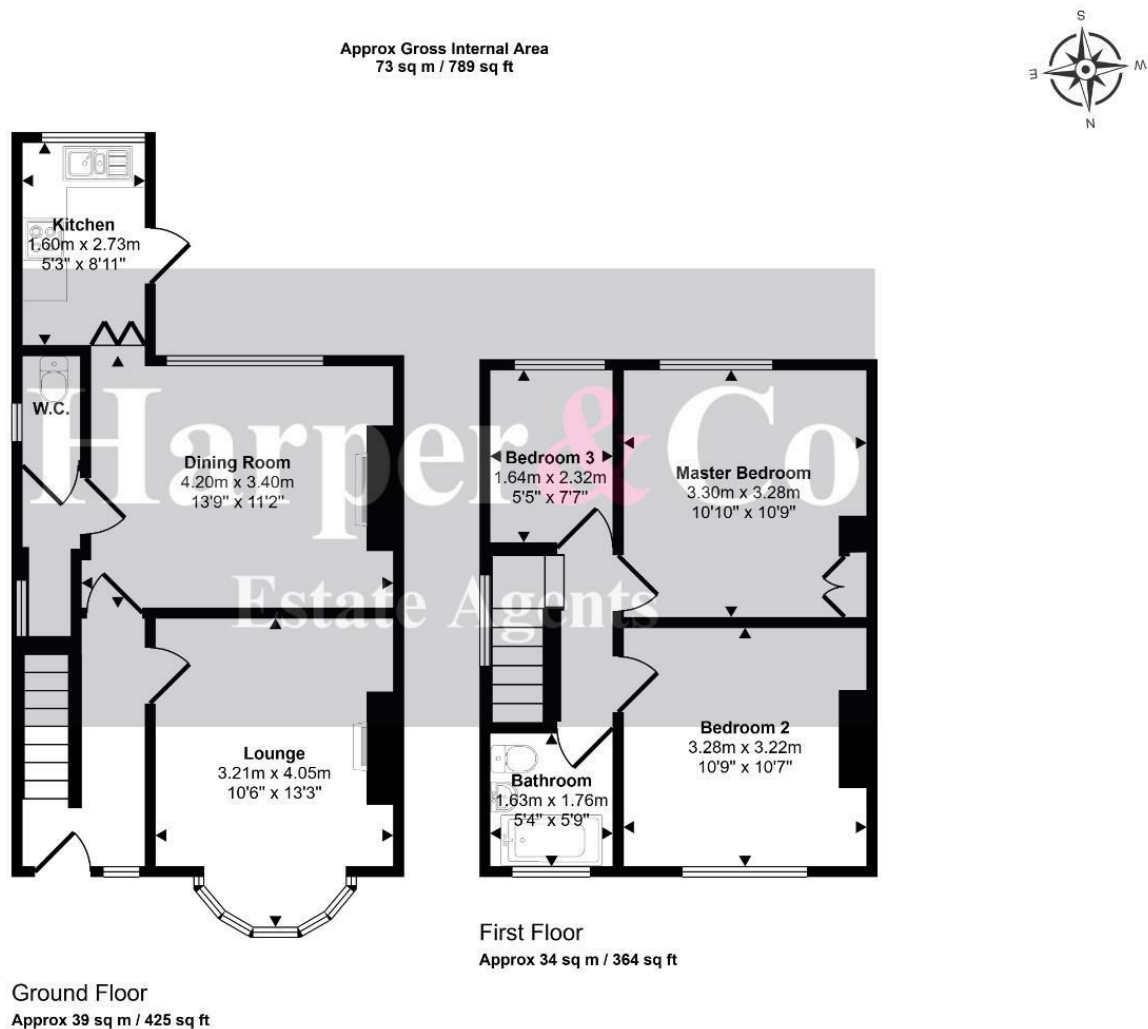
## Money Laundering Notice



## Directions



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		