



## 58 Mowbray Road

Norton, Stockton-On-Tees, TS20 2PZ

**Offers in excess of £70,000**



Offers Invited Between £70,000 And £80,000 - First Purchase Or Investment Opportunity - For Sale With The Advantage Of No Onward Chain & Vacant Possession! Electrical Installation Condition Report (EICR) Valid Until 2026 & Recently Installed Gas Combi Boiler With Valid Safety Certificate. Potential To Achieve A Rental Income Of Approximately £575.00 PCM

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!





Location:

From Norton Road Take A Turn Onto Victoria Avenue, Then Right Onto Mowbray Road. The Property Sits Toward The Head Of The Cul-De-Sac On The Right-Hand Side.

- Norton Village, Duck Pond & High Street - 10 Minute Walk
- Jet Petrol Station - 1 Minute Drive
- North Shore Academy - 10 Minute Walk
- Stockton Town Centre - 5 Minute Drive

Journey Times Estimated Using Google Maps.

Entrance Hallway

uPVC Double Glazed Door, Door Leading To The Living Room, Staircase To The First Floor.

Living Room

12'5" x 15'1" (3.8 x 4.6)  
uPVC Double Glazed Bay Window To The Front Aspect, Radiator.

Kitchen

15'5" x 7'6" (4.7 x 2.3 )  
Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Stainless Steel Sink Unit, Built-In Oven & Hob, Space For A Washing Machine & Fridge Freezer. uPVC Double Glazed Window x2 To The Rear Aspect, Under Stair Storage Area.

First Floor Landing

uPVC Double Glazed Window To The Side Aspect, Doors Leading To The Two Bedrooms & Bathroom.

Bedroom One

15'5" x 15'1" (4.7 x 4.6)  
uPVC Double Glazed Window x2 To The Front Aspect, Radiator.

Bedroom Two

9'10" x 9'10" (3 x 3)  
uPVC Double Glazed Window To The Rear Aspect, Radiator.

Bathroom

White Three Piece Suite Comprising: Bath, Wash Hand Basin & W.C, Radiator, uPVC Double Glazed Window To The Read Aspect.

Energy Performance Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Disclaimer

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

Council Tax Band: A

Annual Estimate £1,426

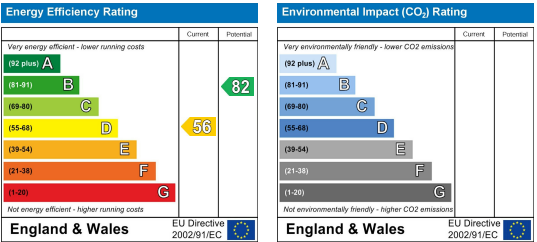
Area Map



Floor Plans



Energy Efficiency Graph



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