



## 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

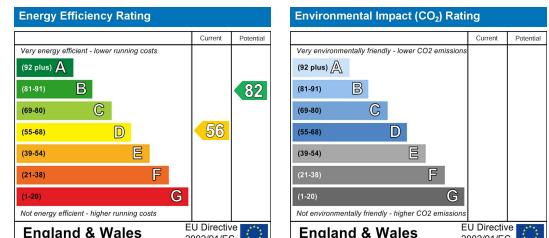
## Area Map



## Floor Plans



## Energy Efficiency Graph



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