



9 Hillside Road, Norton, Stockton-on-Tees, TS20 1JG.

We are acting in the sale of the above property and have received an offer of £140,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

An excellent spacious family home located not too far away from Norton High Street and duck pond has come to the market with Smith & Friends Estate Agents with vacant possession/no forward chain. Comprising of an entrance hallway, open plan with a good size lounge/diner and modern fitted kitchen to the ground floor. The upper level offers three bedrooms and an excellent modern bathroom. External: Enclosed rear garden, laid to lawn and seating area. To the front of the property offers parking and low maintenance garden area.

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3 Bed - House - Semi-Detached

£140,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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Hallway
5'10" x 12'7" (1.801 x 3.857)
1 x front double glazed entrance door, carpet flooring, wall lights, 1 x radiator and arch way to open plan lounge/diner.

Lounge
11'3" x 11'4" (3.431 x 3.466)
1 x front double glazed window, 1 x radiator, carpet flooring and arch way to diner.

Diner
11'1" x 11'4" (3.381 x 3.473)
Rear double glazed doors, carpet flooring and 1 x radiator.

Kitchen
16'2" x 7'3" (4.935 x 2.212)
1 x side, 1 x rear double glazed windows, 1 x double glazed side access door, cooker hood, electric hob, built in oven, stainless sink and drainer.

Landing
1 x side double glazed window, carpet flooring and loft access.

Bedroom
13'1" x 10'11" (3.993 x 3.3316)
1 x radiator, carpet flooring and 1 x double glazed front window

Bedroom
10'9" x 10'3" (3.289 x 3.145)
1 x rear double glazed window, carpet flooring and 1 x radiator

Bedroom
6'11" x 6'4" (2.113 x 1.951)
1 x front double glazed window, carpet flooring and 1 x radiator

Bathroom
13'11" x 6'9" (4.243 x 2.0801)
1 x rear double glazed window, vanity w/c and was hand basin. Shower cubicle, bath, spot lights and extractor fan.

External
Rear garden with seating area and parking to the front of the property



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, conveyancing and removal 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		85
(81-91) B		
(69-80) C	71	
(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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