



Ideal first time buyer property located in a lovely cul-de-sac not too far away from Norton High Street. The property comprises of an entrance hallway, lounge, kitchen/diner and excellent storage on the ground floor. The upper level offers two double bedrooms, good size bathroom and loft access which is fully boarded with shelving. External: Ample parking and enclosed rear garden. No Forward chain and Vacant Possession. Call Smith & Friends to book an appointment.

Argyll Road, Norton, Stockton-On-Tees, TS20 2XQ
2 Bed - House - Semi-Detached
Offers In The Region Of £105,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Argyll Road, Stockton-On-Tees, TS20 2XQ

Hallway
 3'6 x 4'2 (1.07m x 1.27m)
 Carpet flooring, house alarm, stairs to upper level and front door entrance (UVPC).

Lounge
 13' x 10'5 (3.96m x 3.18m)
 1 x front double glazed window, 1 x radiator and carpet flooring.

Kitchen/Diner
 9'7 x 13'8 (2.92m x 4.17m)
 1 x rear double glazed window, 1 x radiator, 1 x rear double glazed UVPC door, a range of wall and base units.

Landing
 4'6 x 7'9 (1.37m x 2.36m)
 Carpet flooring and loft access.

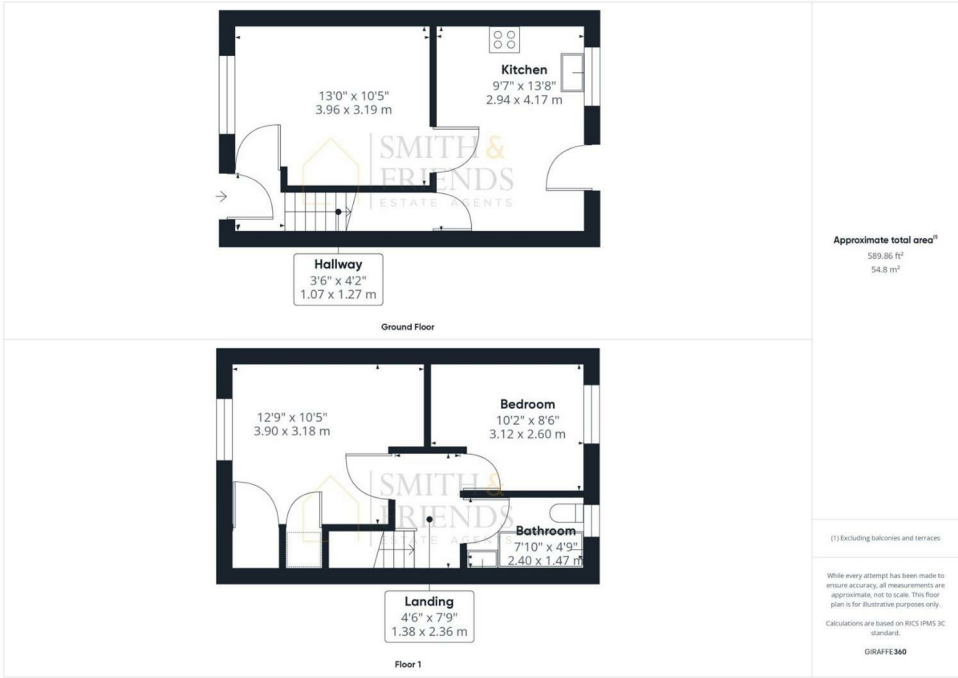
Loft is fully boarded and shelved.

Bedroom
 12'9 x 10'5 (3.89m x 3.18m)
 1 x front double glazed window, 2 x built in storage, 1 x radiator and carpet flooring.


Bedroom
 10'2 x 8'6 (3.10m x 2.59m)
 1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom
 7'10 x 4'9 (2.39m x 1.45m)
 1 x rear double glazed window, bath, shower, wash hand basin, w/c and heated towel rail.

External
 Enclosed rear garden mostly lawn 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			87
(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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