



MID TERRACE HOUSE. TWO DOUBLE BEDROOMS. TWO BATHROOMS. SOUGHT AFTER LOCATION. A STONES THROW FROM NORTON HIGH STREET. REFURBISHED TO A GOOD STANDARD. GOOD DECORATIVE ORDER. TWO RECEPTION ROOMS. FITTED KITCHEN. GAS CENTRAL HEATING. UPVC DOUBLE GLAZING. IDEAL FOR FIRST TIME BUYERS.

A larger than average two bedroomed/ two bathroom mid terrace house offering spacious accommodation with the benefit of gas central heating and upvc double glazing. The property has been refurbished to a good standard and is presented in good decorative order throughout. In our opinion the property would provide an ideal home for a first time buyer or a buyer downsizing from a larger property.

Pine Street is located off South Road in a sought after residential area a stones throw away from historic Norton High Street with its excellent range of local shops, bars and restaurants. Within walking distance of schools for all age groups, regular bus services to Stockton Town Centre and the beautiful Norton Village Green and Duck Pond. The nearby A19 trunk road provides easy access to the surrounding areas.

With all fitted carpets and blinds included in the sale the accommodation briefly comprises: Entrance Vestibule, Entrance Hall with stairs to the first floor, Lounge with bay window, original coving, picture rail, feature fireplace and pebble effect electric fire, separate Dining Room with laminate flooring and French doors to the rear yard, Kitchen with fitted floor and wall units, wood effect fitted worktops, stainless steel sink and built in oven and hob, Rear Hall, ground floor Shower Room/ wc with refitted white suite, Landing, Bedroom 1, Bedroom 2 with En Suite Bathroom /WC with a refitted white suite and chrome shower.

Viewing is highly recommended to appreciate the property fully.

**Pine Street, Stockton-On-Tees, TS20 2SP**

**2 Bedroom - House - Mid Terrace**

**Offers In The Region Of £115,000**

**EPC Rating: E**

**Tenure: Freehold**

**Council Tax Band: A**

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## Pine Street, Stockton-On-Tees, TS20 2SP

### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### ENTRANCE HALL

#### LOUNGE

13'2 into bay window x 10'2 into alcoves (4.01m into bay window x 3.10m into alcoves)

#### DINING ROOM

11'0 x 13'10 into alcoves (3.35m x 4.22m into alcoves )

#### KITCHEN

9'0 x 6'0 (2.74m x 1.83m )

#### REAR HALL

#### SHOWER ROOM/WC

6'4 x 5'6 (1.93m x 1.68m)

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'0 x 13'10 into alcoves (3.35m x 4.22m into alcoves)

#### BEDROOM 2

11'0 x 13'10 into alcoves (3.35m x 4.22m into alcoves )

#### EN SUITE BATHROOM/WC

9'0 x 6'2 (2.74m x 1.88m)

#### OUTSIDE

Attractive rear yard enclosed by a high brick wall with timber gate to the rear street. An ideal entertaining space with decked patio area, paved patio area and water tap.



**Pine Street, Stockton-On-Tees, TS20 2SP**





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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

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SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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