







** NO FORWARD CHAIN – VACANT POSSESSION ASSURED **

Occupying a pleasant position on Swinburn Road in the popular Norton Village area, this well-proportioned THREE BEDROOM semi-detached property offers an excellent opportunity for first-time buyers, young families or investors alike. The home benefits from two spacious reception rooms, a fitted kitchen, a modern shower room and a generous rear garden which enjoys a good degree of privacy, being not directly overlooked.

The accommodation offers a practical and versatile layout, with two separate reception rooms providing excellent space for both everyday family living and entertaining. The property further benefits from three bedrooms and a shower room fitted with a walk-in shower.

Externally, the home enjoys an enclosed rear garden which is not directly overlooked, providing a pleasant and private outdoor space ideal for families, relaxing or entertaining during the warmer months.

Swinburn Road is conveniently situated within easy reach of Norton Village and its excellent selection of independent shops, cafés, restaurants and everyday amenities. The property is also well placed for local schools and transport links, making it an appealing choice for a variety of buyers.

Swinburn Road, Stockton-On-Tees, TS20 2DG
3 Bed - House - Semi-Detached
Offers Over £100,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold

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Swinburn Road, Stockton-On-Tees, TS20 2DG



Entrance
Front entrance door, carpet flooring and stairs to upper

Lounge
1 x front double glazed bay window, carpet flooring, radiator



Reception Room/Diner
1 x side double glazed window, carpet flooring and storage cupboard.

Kitchen
2 x rear double glazed windows, rear access door, flooring and radiator.



Landing
1 x side double glazed window and carpet flooring.

Bathroom
1 x rear double glazed window, flooring, w/c, wash hand basin and shower cubicle with duel shower.

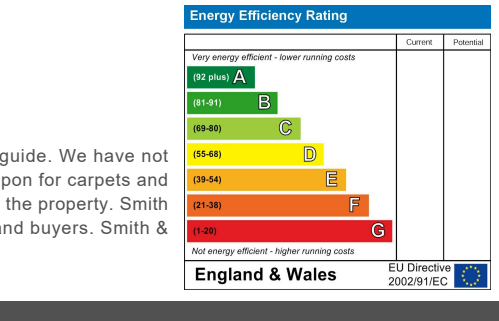


Bedroom
1 rear double glazed window, carpet flooring and radiator.

Bedroom
1 x front double glazed window, carpet flooring and radiator.



Bedroom
1 x front double glazed window, carpet flooring, radiator and low level bulk head.



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.

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