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**FOR SALE**  
01642 607 555  
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**Chadburn Road, Norton, TS20 2DQ**  
**3 Bed - House - Mid Terrace**  
**£90,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**

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## Chadburn Road, Norton, TS20 2DQ

**\*\* PERFECT FOR FIRST TIME BUYER OR INVESTOR \*\***

**\*\* NO CHAIN \*\***

Situated in the highly sought-after Norton area, this well-presented three-bedroom mid-terrace property on Chadburn Road offers spacious and versatile accommodation, ideal for families, first-time buyers, or investors. Conveniently located close to Norton High Street, the property benefits from easy access to a range of local shops, schools, and excellent transport links.

Upon entering, you are welcomed into a generously sized lounge, featuring a large bay window that fills the room with natural light and creates a warm, inviting living space. To the rear, a modern fitted kitchen provides ample storage and functionality, further enhanced by two useful storage cupboards. A door from the kitchen leads through to a garden room, offering additional flexible living space, along with a convenient ground floor W/C.

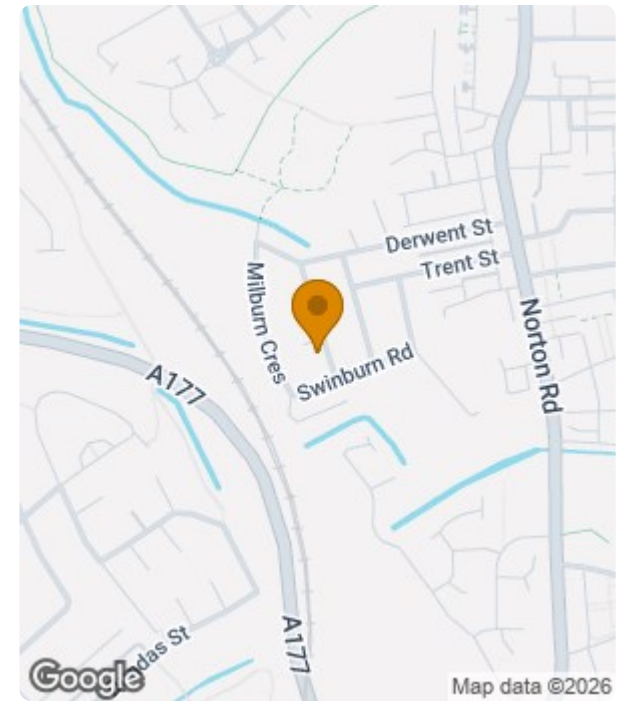
To the first floor, the property offers two well-proportioned double bedrooms and a third single bedroom, ideal for use as a home office or nursery. A contemporary family bathroom completes the accommodation, featuring a shower over the bath and a stylish chrome towel rail.


Externally, the property benefits from a good-sized rear garden, perfect for outdoor relaxation or entertaining.

Ideally positioned close to Norton High Street and within easy reach of local amenities, reputable schools, and transport links, this property presents a fantastic opportunity to acquire a comfortable home in a desirable location.

Early viewing is highly recommended.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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