



Ideal First Purchase or Investment Opportunity. Offered for sale with NO FORWARD CHAIN, this generously proportioned three bed semi comes with viewing strongly recommended. Ideally positioned for local amenities and main commuter routes this well presented property comprises of: Entrance hall, open plan kitchen dining area and lounge. To the first floor there are three good sized bedrooms and family bathroom. Externally a small garden with off road parking to front aspect with enclosed garden mainly laid to lawn with patio area to the rear.

**Centenary Crescent, Norton, Stockton-On-Tees, TS20**

**2JN**

**3 Bed - House - Semi-Detached**

**£120,000**

**EPC Rating: C**

**Council Tax Band:**

**Tenure:**



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# Centenary Crescent, Stockton-On-Tees, TS20 2JN

## GROUND FLOOR

Hallway  
uPVC DG glass panelled door, radiator and staircase to 1st floor landing.

Lounge  
13'5" x 11'9" (4.1 x 3.6)  
uPVC DG bay window to front and radiator.

Dining Kitchen  
17'0" x 11'9" (5.2 x 3.6)  
Kitchen - Fitted with a range of grey wall, base and drawer units with complimentary worktops, splashback and centre island, inset sink and drainer with mixer tap, Four ring halogen hob, with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge and freezer uPVC DG window to rear, uPVC DG glass panelled door to side.

Dining Area - uPVC DG French doors opening onto the rear garden radiator and opening into the lounge.

## FIRST FLOOR

Landing  
Bedroom 1  
12'9" x 11'1" (3.9 x 3.4)  
uPVC DG window to front and radiator

Bedroom 2  
12'1" x 9'10" (3.7 x 3)  
uPVC DG window to rear and radiator

Bedroom 3  
9'2" x 8'6" (2.8 x 2.6)  
uPVC DG window to rear and radiator

Family Bathroom  
uPVC DG windows to side aspect, Corner panelled bath with shower over, wash hand basin with vanity storage , low level w/c and radiator.

Externally  
Small garden with off road parking to front aspect with enclosed garden mainly laid to lawn with patio area to the rear.



## Centenary Cres



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	84
		EU Directive 2002/91/EC	

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