



Perfect investment or first time buyer purchase this property has come to the market with Smith & Friends Estate Agents ready to move straight into. The property is decorated and well presented throughout comprising of an entrance hallway, open plan lounge/dining room and a modern fitted kitchen on the ground floor. The upper floor offers two bedrooms over a split level and a spacious bathroom. The property has gas central heating and is double glazed throughout. External: Enclosed rear yard and parking to the front of the property. Location: Norfolk Street is situated close to schools, shops, local amenities and bus routes. No forward chain and vacant possession.

Norfolk Street, Stockton-On-Tees, TS18 4BB

2 Bed - House - Mid Terrace

£79,950

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

ENTRANCE HALLWAY

Front door, carpet, coved ceiling, stairs to upper level.



OPEN PLAN LOUNGE/DINER

Double glazed windows to front and rear aspects, carpet, two radiators, coved ceiling.

KITCHEN

Newly fitted boiler, partly tiled, wall and base units, cupboards, side door to yard.



LANDING

Carpet, storage cupboard, double glazed window to side aspect.

BEDROOM

Double glazed window to front aspect, radiator, carpet, storage cupboard.



BEDROOM

Double glazed window to rear aspect, carpet, radiator, storage cupboard.

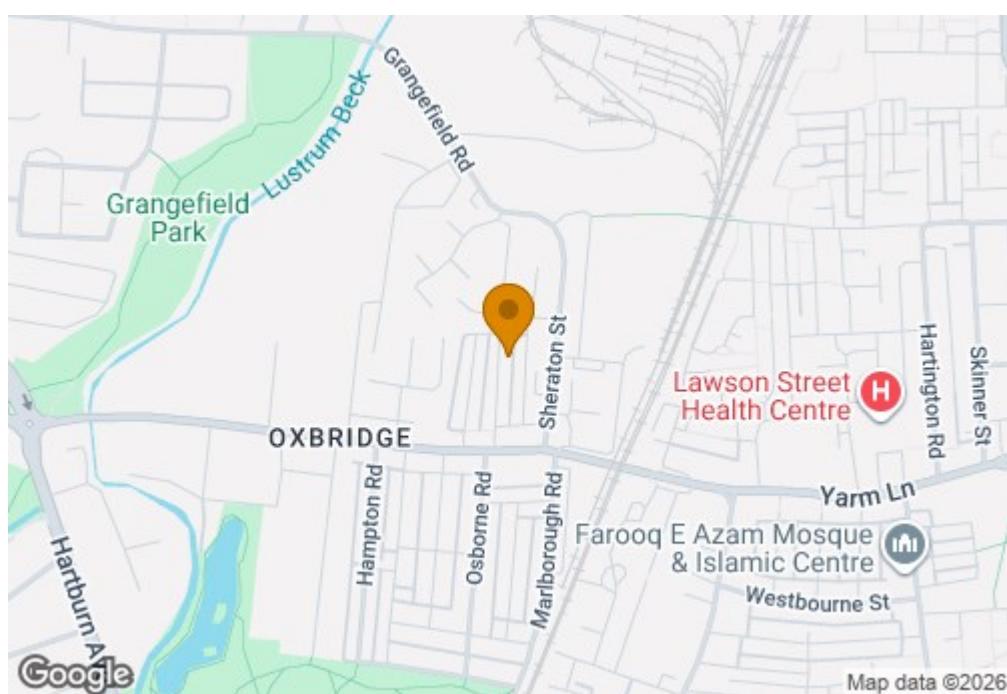


BATHROOM

Bath with shower over, wash hand basin, WC, radiator, tiled flooring, storage cupboard, double glazed window to side aspect.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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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