



This excellent property presents a fantastic opportunity for both investors and first-time buyers alike. Ideally situated close to local schools and convenient bus routes, it also benefits from being within walking distance of Norton High Street, offering easy access to shops, cafes, and local amenities.

The home provides ample parking to the side and boasts a generous rear garden, perfect for outdoor entertaining or family relaxation. Inside, the ground floor features an inviting entrance hallway, a convenient cloakroom, and a well-fitted kitchen. To the rear, the spacious lounge opens directly onto the garden through double doors, creating a bright and airy living space.

Upstairs, the property offers two well-proportioned double bedrooms and a modern bathroom complete with both a bath and shower. Altogether, this delightful home combines comfort, practicality, and a superb location—making it an excellent choice for a range of buyers.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

Mayfly Avenue, Stockton-On-Tees, TS20 2BQ

2 Bed - House - Semi-Detached

Offers Over £100,000

EPC Rating: B

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Mayfly Avenue, Stockton-On-Tees, TS20 2BQ



ENTRANCE HALLWAY

Front entrance door, radiator, stairs to upper level.

CLOAKROOM

Double glazed window to front aspect, WC, wash hand basin, radiator.

KITCHEN

Double glazed window to front aspect, radiator, built-in oven, electric hob, one and a half stainless steel sink and drainer.

LANDING

Carpet, radiator, loft access.

BEDROOM ONE

Two double glazed windows to front aspect, radiator, carpet, built-in storage.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BATHROOM

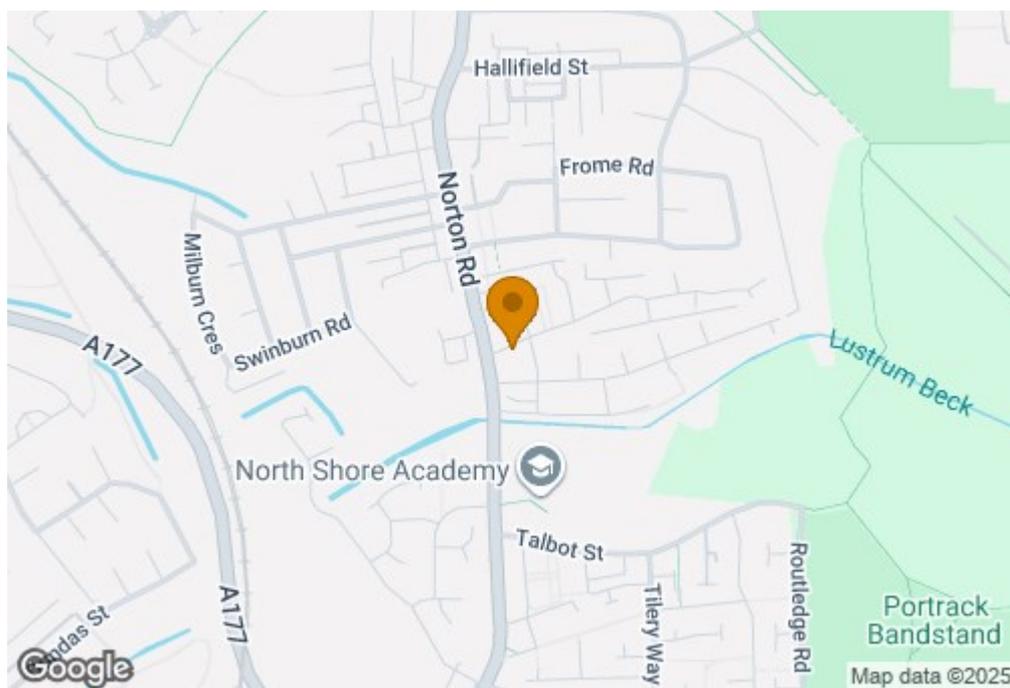
Double glazed window to side aspect, bath, shower, wash hand basin, WC, radiator.

EXTERNAL

Rear garden laid to lawn with decking area. Driveway to the side of the property for off street parking.



Mayfly Avenue, Stockton-On-Tees, TS20 2BQ



www.smith-and-friends.co.uk

Mayfly Avenue, Stockton-On-Tees, TS20 2BQ



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		96
(81-91) B	83	
(69-80) C		
(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	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

