



Napier Street, TS20 2QD
1 Bed - Flat
£34,500

Council Tax Band: A
EPC Rating: D
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Napier Street, TS20 2QD

** NO CHAIN SALE **
** PERFECT FOR FIRST TIME BUYER OR INVESTORS **

Situated on Napier Street in the ever-popular Norton area, this well-presented ground floor flat is offered for sale with no onward chain, making it an ideal and hassle-free purchase. Perfectly suited to first-time buyers, those looking to downsize, or investors seeking a ready-to-go opportunity, the property offers a practical and comfortable layout throughout.

Upon entering, you are welcomed by an entrance hallway leading into a spacious, light-filled lounge, providing an inviting space to relax or entertain. To the rear, a separate fitted kitchen offers ample storage and workspace, along with direct access to the garden—ideal for enjoying outdoor space.

The property further benefits from a generous double bedroom and a well-proportioned bathroom, completing the internal accommodation.

Conveniently located close to a range of local shops, amenities, and excellent transport links, this flat combines everyday practicality with a sought-after residential setting.

Early viewing is highly recommended to fully appreciate the potential on offer.

DISCLAIMER: ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED

Entrance Hallway

8'4" x 2'11" (2.55m x 0.89m)

Lounge

14'1" x 10'9" (4.31m x 3.28m)

Kitchen

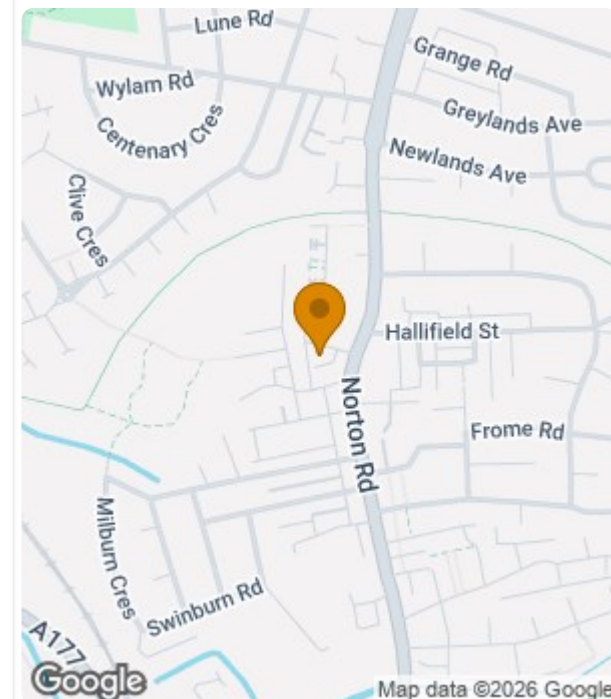
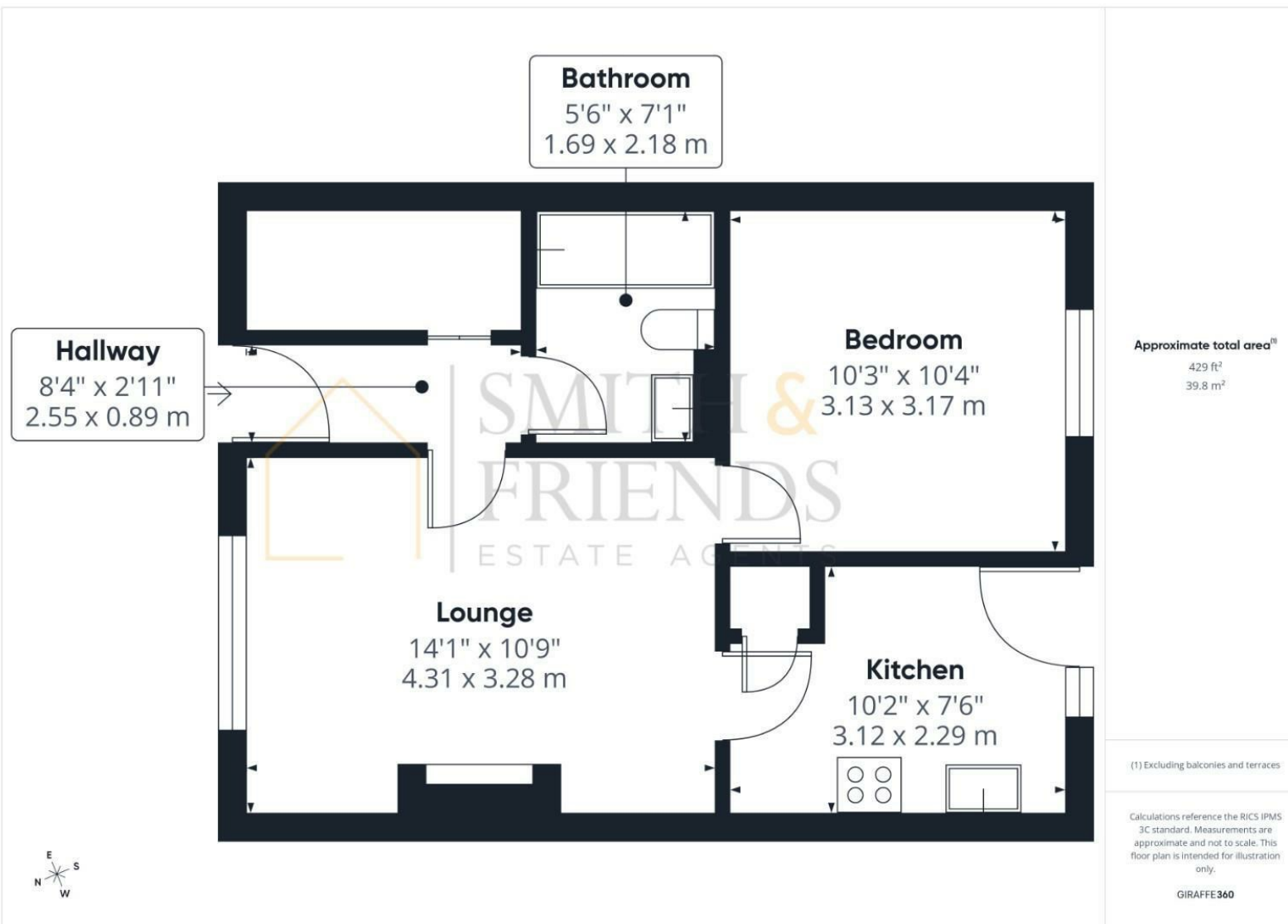
10'2" x 7'6" (3.12m x 2.29m)

Bedroom

10'3" x 10'4" (3.13m x 3.17m)

Bathroom

5'6" x 7'1" (1.69m x 2.18m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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.

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

Tel: 01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS