



Perfectly suited for a first-time buyer, this beautifully refurbished home is presented in excellent condition throughout and is ready to move straight into. The property has been modernised to a high standard, featuring a contemporary kitchen and a stylish, up-to-date bathroom.

The accommodation begins with a welcoming entrance hallway leading to a spacious and comfortable lounge, ideal for relaxing or entertaining. The modern fitted kitchen offers ample storage and worktop space, while a convenient downstairs cloakroom completes the ground floor layout.

To the first floor, the property boasts two well-proportioned bedrooms along with a stunning modern bathroom, complete with a bath and dual shower, finished with sleek and contemporary fittings.

Externally, the property benefits from a generously sized rear garden, providing an excellent outdoor space for leisure and entertaining. To the front, there is convenient on-street parking.

Ideally located, the house is within close proximity to Norton High Street, with a range of shops, amenities and schools all within easy walking distance, making this an ideal home for buyers seeking both comfort and convenience.

Brentford Road, Stockton-On-Tees, TS20 2DW

2 Bed - House - Semi-Detached

£110,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

HALLWAY

Front entrance door, radiator, stairs to upper level.



LOUNGE

Double glazed bay window to front aspect, flooring, coved ceiling, radiator.



KITCHEN

uPVC double glazed door to rear, uPVC double glazed window to rear aspect, flooring, electric hob, spot lights, stainless steel sink and drainer.

CLOAKROOM

Wash hand basin, WC, flooring, double glazed window to side aspect.



LANDING

Double glazed window to side aspect, loft access, carpet.

BEDROOM ONE

Two double glazed windows to front aspect, fire, radiator, carpet.

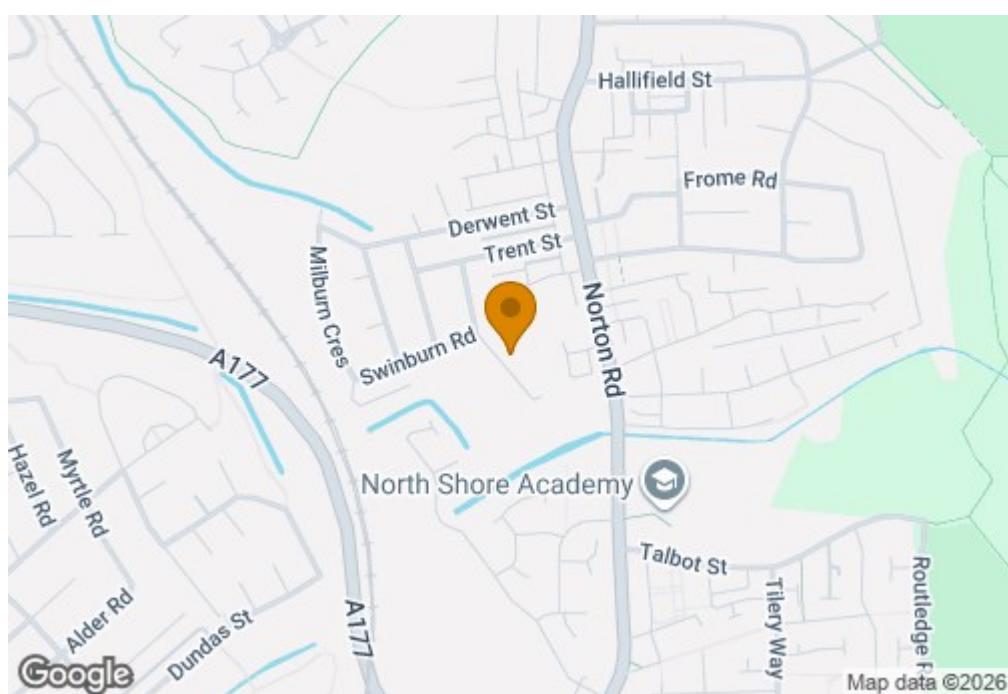


BEDROOM TWO

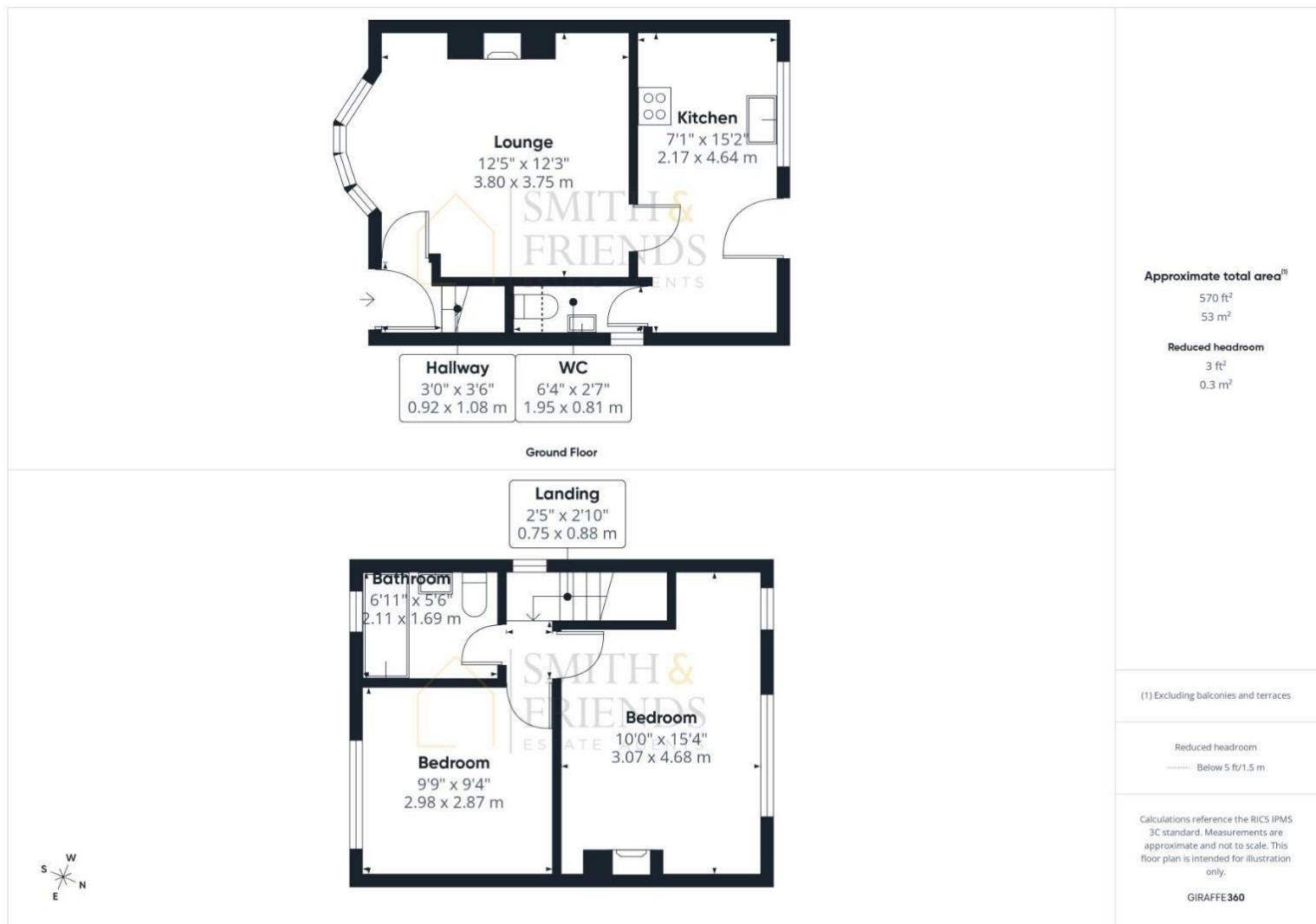
Double glazed window to rear aspect, carpet flooring, radiator.



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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	
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	62
(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

