



Offered to the market with no onward chain and vacant possession, this well-presented property is ready for its new owners to move straight into, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The accommodation is spacious and well laid out, with the ground floor comprising a welcoming entrance hallway, two generously sized reception rooms offering flexible living and dining space, and a fitted kitchen with a range of wall and base units.

To the first floor, the property offers two good-sized double bedrooms together with a modern wet room. A fixed staircase provides access to a versatile loft room, offering excellent additional space that could be used as a home office, hobby room, or for storage, subject to any necessary consents.

Externally, the property benefits from a detached rear garden, providing a private outdoor space to enjoy, along with off-street parking for added convenience.

#### Location

Situated on the ever-popular Station Road, the property enjoys a convenient location close to Norton High Street, where a wide range of shops, cafés, restaurants, and everyday amenities can be found. Excellent transport links are nearby, with easy access to the A19 providing convenient routes to Stockton, Middlesbrough, Sunderland, and beyond, making this an ideal location for commuters.

**Station Road, Stockton-On-Tees, TS20 1PE**

**2 Bed - House - Mid Terrace**

**£110,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS

# Station Road, Stockton-On-Tees, TS20 1PE



## Lounge

15'0" x 11'7" (4.591m x 3.535m)

Entrance door, front double glazed bay window, radiator fire and surround

## Diner

11'10" x 13'7" (3.626m x 4.143m)

Rear double glazed rear doors, storage cupboard and radiator

## Kitchen

12'2" x 5'7" (3.733m x 1.706m)

Side double glazed window, flooring and radiator



## Landing

### Bedroom

13'7" x 13'8" (4.143m x 4.179m)

Rear double glazed window, access to ensuite and radiator

### Bedroom

13'7" x 13'1" (4.153m x 4.007m)

Front double glazed window and radiator



## Ensuite

12'4" x 5'7" (3.772m x 1.726m)

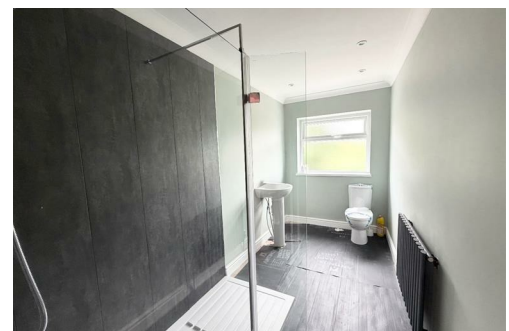
Radiator, walk in shower, spot lights w/c and wash hand basin



## Loft Room

9'11" x 12'3" (3.048m x 3.734m)

2 x rear double glazed sky windows and low level storage.




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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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