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A Smart & Well-Presented Two Bedroom Mid-Terrace Home – Ideal First Purchase or Investment

This attractive two bedroom mid-terrace property offers well-planned accommodation throughout and would make an excellent first time purchase or rental investment opportunity.

The accommodation briefly comprises: entrance hallway, a comfortable lounge, separate dining/family room, fitted kitchen and useful utility area to the ground floor. To the first floor there are two well-proportioned bedrooms and a family bathroom/WC accessed from the landing.

**Wrightson Street, Norton, TS20 1AU**  
**2 Bed - House - Mid Terrace**  
**Starting Bid £65,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
ESTATE AGENTS

# Wrightson Street, Norton, TS20 1AU

## ENTRANCE HALLWAY

Via uPVC double glazed entrance door, single radiator, doors leading to lounge and dining/family room and stairs leading to landing.

## LOUNGE

13'4 x 10'8 (4.06m x 3.25m)

uPVC double glazed bay window to the front elevation, single radiator, feature fireplace.

## DINING/FAMILY ROOM

14'1 x 10'11 (4.29m x 3.33m)

uPVC double glazed window to the rear elevation, double radiator, under stairs storage cupboard, door leading to kitchen.

## KITCHEN

9'8 x 6'2 (2.95m x 1.88m)

A fitted kitchen with a range of wall floor and drawer units incorporating a gas cooker point, space for fridge or freezer, single radiator, breakfast bar, archway leading through to utility.

## UTILITY

6'4 x 6'1 (1.93m x 1.85m)

uPVC double glazed door leading to rear yard, wall mounted boiler which provides heating and hot water to the property, worktop, built in storage cupboard and storage area.

## LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2 and bathroom/WC.

## BEDROOM ONE

14'1 x 11'0 (4.29m x 3.35m)

uPVC double glazed window to the front elevation, single radiator

## BEDROOM TWO

10'11 x 8'5 (3.33m x 2.57m)

uPVC double glazed window to the rear elevation, single radiator, built in storage cupboard.

## BATHROOM/WC

Bathroom suite comprising of bath, pedestal wash hand basin, low level WC, single radiator, uPVC double glazed window to the rear elevation.

## OUTSIDE TO THE REAR

There is an enclosed rear yard with gated access to the back street.



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, conveyancing and removal 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			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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