



This two bed semi detached bungalow comes to the market with no forward chain and vacant possession. The property is located in the popular area of Bishopsgarth, Stockton and is close to shops, bus routes and local amenities. The bungalow comprises of an entrance hall, a spacious lounge, kitchen, wet room and two bedrooms. Externally: Detached garage, ample parking and low maintenance rear garden. Call Smith & Friends to arrange a viewing.

**Norton Drive, Stockton-On-Tees, TS19 8TS**

**2 Bed - Bungalow - Semi Detached**

**£130,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**

**SMITH & FRIENDS**  
ESTATE AGENTS



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**Hallway**  
Carpet flooring and front entrance door.

**Lounge**  
Carpet flooring, 1 x front bay double glazed window, 1 x radiator, fire and surround.

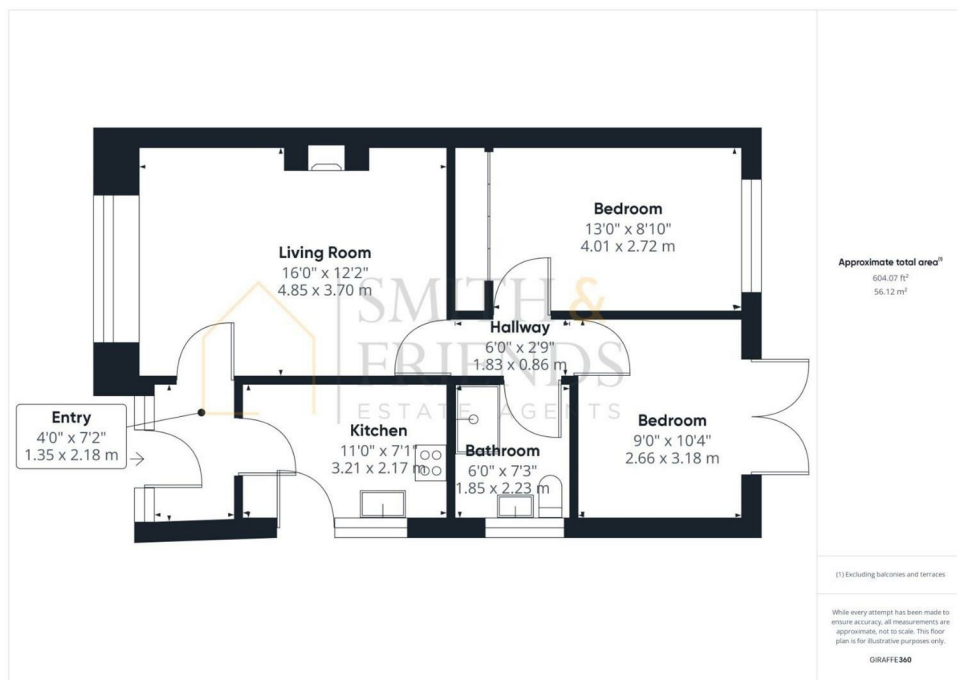
**Kitchen**  
1 x side double glazed window, 1 x side entrance door, a range of wall and base units.

**Bedroom**  
Carpet flooring, sliding robes, 1 x radiator and 1 x rear double glazed window.


**Bedroom**  
Carpet flooring, double rear double glazed doors and 1 x radiator.

**Bathroom**  
Shower, wash hand basing and w/c.

**Garage**  
Power & Lighting  
Side door and 1 x side window.



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		88
(81-91)	B		
(69-80)	C		64
(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	

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