Excellent potential and an opportunity for the new owner to put their own stamp on it, this spacious THREE BEDROOM family home is in need of some updating but occupies a highly convenient position within walking distance of the popular Norton High Street.

One of the property's standout features is its location, providing easy access to the excellent range of shops, cafés, bars, restaurants and everyday amenities Norton has to offer. With generous accommodation, off-street parking and no forward chain, the property would make an ideal purchase for a family looking to create a home to their own taste and specification.

Set back from the road, the property is approached via a long gated driveway providing ample off-street parking. Internally, the accommodation begins with an entrance hallway leading through to a spacious open-plan lounge/dining room, providing a versatile family living and entertaining space. The ground floor also features a conservatory overlooking the rear garden, a useful cloakroom/WC and a fitted kitchen with side access leading directly to the garden.

To the first floor are THREE BEDROOMS together with a spacious family bathroom.

Externally, the property benefits from the long gated driveway to the front and an enclosed rear garden offering further potential for the new owner to enhance and personalise.

Offered for sale with NO FORWARD CHAIN and VACANT POSSESSION, this is an excellent opportunity to purchase a generously proportioned family home in a sought-after Norton location. An internal viewing is highly recommended.

**South Road, Stockton-On-Tees, TS20 2SZ**
**3 Bed - House - Semi-Detached**
**£185,000**
**EPC Rating: C**
**Council Tax Band: C**
**Tenure: Freehold**

SMITH & FRIENDS
ESTATE AGENTS

# South Road, Stockton-On-Tees, TS20 2SZ

**ENTRANCE HALLWAY**
Front entrance door, laminate flooring, coved ceiling, radiator, stairs to upper level.

**CLOAKROOM**
Accessed from conservatory. Double glazed window to side aspect, wash hand basin, WC.

**LOUNGE**
Access to conservatory, carpet flooring, radiator.

**KITCHEN**
Double glazed window to rear aspect, radiator, storage cupboard, built-in oven, side access door.

**LANDING**
Carpet, loft access.

**BEDROOM ONE**
Double glazed window to front aspect, fitted wardrobes, carpet.

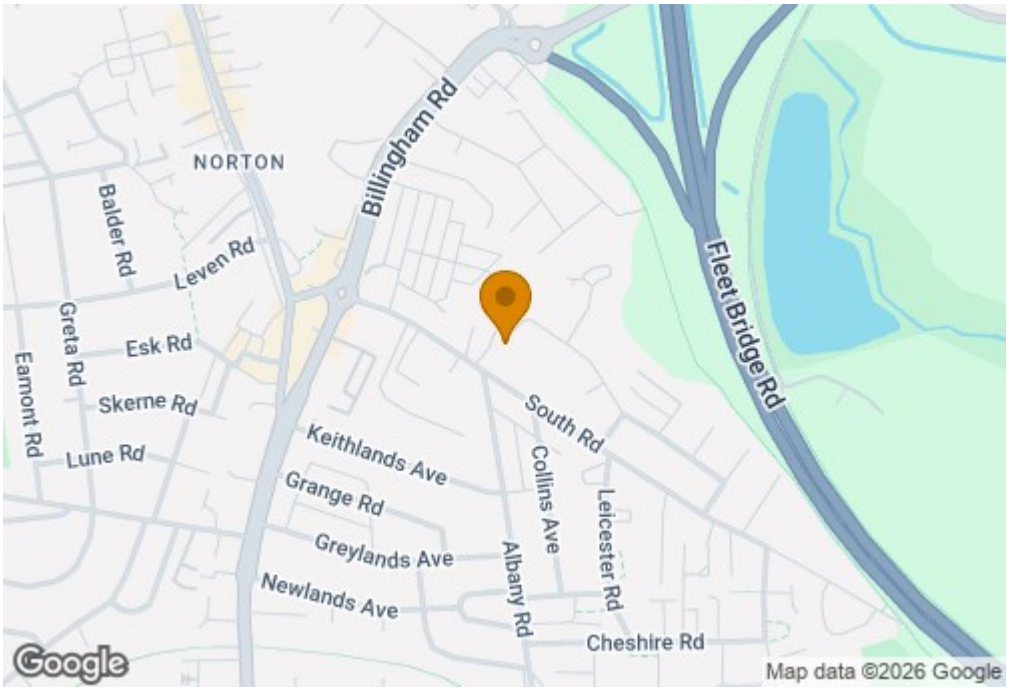
**BEDROOM TWO**
Double glazed window to rear aspect, carpet, radiator, fitted wardrobes.

**BEDROOM THREE**
Double glazed window to front aspect, carpet, radiator.

**BATHROOM**
Double glazed window to rear aspect, double glazed window to side aspect, bath, wash hand basin, WC, radiator, storage.

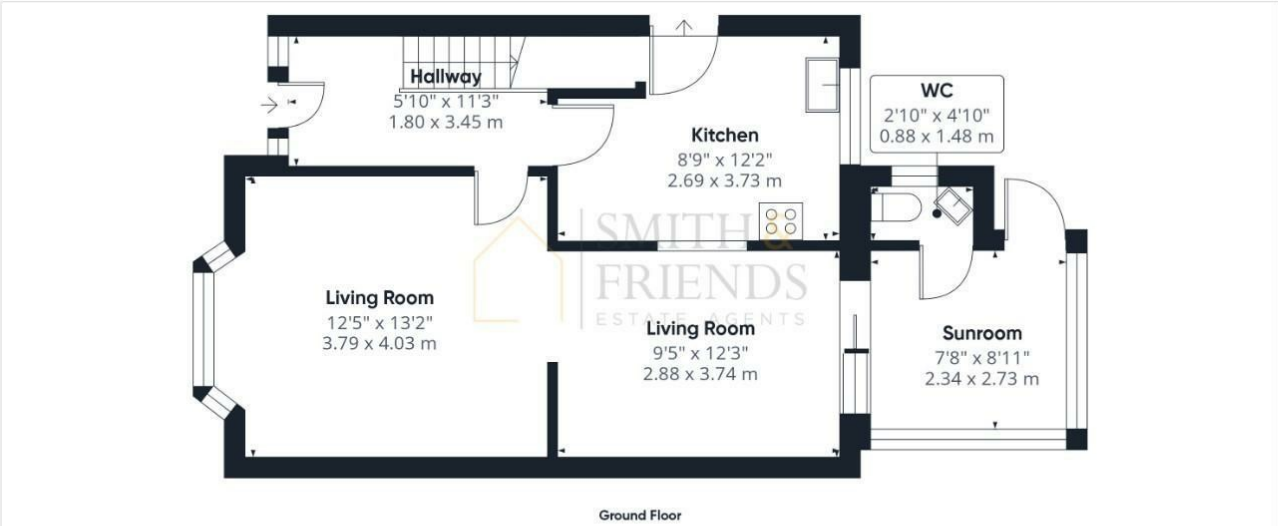
## South Road, Stockton-On-Tees, TS20 2SZ

SMITH & FRIENDS
ESTATE AGENTS



**www.smith-and-friends.co.uk**

# South Road, Stockton-On-Tees, TS20 2SZ

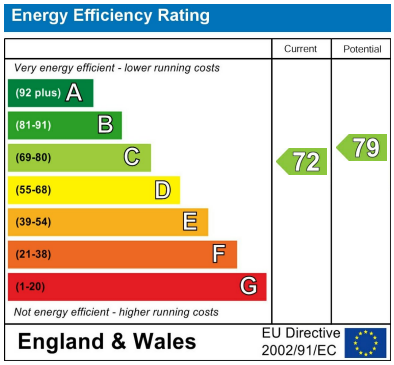


Approximate total area(1)
1017 ft²
94.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




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**

**01642 607555**

**stockton@smith-and-friends.co.uk**

**www.smith-and-friends.co.uk**

SMITH & FRIENDS ESTATE AGENTS