



Three bedroom semi detached property offers accommodation comprising of entrance hallway, lounge, dining area, kitchen, landing, three bedrooms and bathroom/WC. Externally the property has an easily maintained garden to the front, a good size garden to the rear as well as a driveway to the front. Benefits from gas central heating, uPVC double glazed and in our opinion a viewing is highly recommended, would be ideal for a rental investor, first time buyer or young family. The property has had a full roof replacement by Barclays Roofing in November 2017 which comes with a 10-year guarantee. The property has also had a new combination boiler installed in March 2017.

Imperial Crescent, Norton, TS20 2ER
3 Bedroom - House - Semi-Detached
Chain Free £105,000
EPC Rating: E
Tenure: Freehold
Council Tax Band: A

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*

Imperial Crescent, Norton, TS20 2ER

ENTRANCE HALLWAY

Via uPVC double glazed entrance door, single radiator, stairs leading to landing and door leading to lounge.

LOUNGE

12'7 x 12'0 (3.84m x 3.66m)

uPVC double glazed window to the front elevation, double radiator, electric living flame fire, walkway through into dining area.

DINING AREA

11'6 x 10'6 (3.51m x 3.20m)

uPVC double glazed window to the rear elevation, double radiator, door leading to kitchen.

KITCHEN

14'10 x 4'11 increasing to 7'10 (4.52m x 1.50m increasing to 2.39m)

A fitted kitchen with a range of wall floor and drawer units incorporating a gas cooker, plumbing for washing machine, worktop with inset stainless steel sink unit with mixer tap, single drainer, uPVC double glazed window to the rear and side elevations, single radiator, space for fridge freezer, under stairs storage cupboard which houses a wall mounted boiler which provides heating and hot water to the property, uPVC double glazed door leading to side access in turn to rear garden.

LANDING

Which is approached via stairs from entrance hallway with uPVC double glazed window to the side elevation, doors leading to bedrooms 1,2,3 and bathroom/WC

BEDROOM ONE

12'2 x 9'7 (3.71m x 2.92m)

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

BEDROOM TWO

10'10 x 10'6 (3.30m x 3.20m)

uPVC double glazed window to the rear elevation, single radiator.

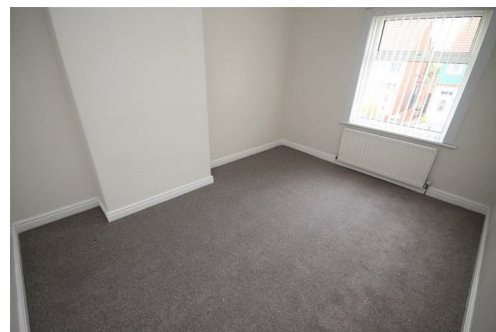
BEDROOM THREE

5'11 x 5'11 (1.80m x 1.80m)

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

BATHROOM/WC

With attractive white bathroom suite comprising of bath with over path shower, pedestal wash hand basin, low level WC, single radiator, uPVC double glazed window to the rear elevation.



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OUTSIDE

To the front there is an easily maintained front garden which has slate chippings, enclosed via brick wall with wrought iron railings and double wrought iron gates opening to driveway. Driveway and footpath to the side in turn leads to the rear garden.

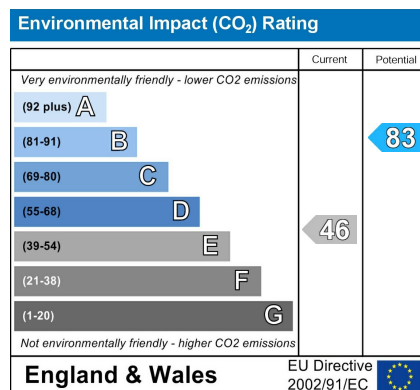
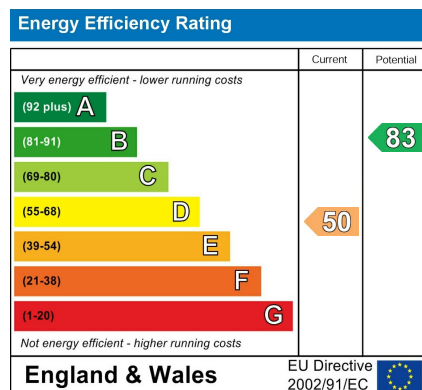
REAR GARDEN

Has a timber gated access and has a good size patio area adjacent to the door from the kitchen, stepping down onto a good size laid to lawn area which is enclosed by timber fencing.



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

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