



Smith and Friends are now in receipt of an offer for the sum of £120,000 for 40 Albany Road, Norton, Stockton-on-Tees, TS20 2QS.

Anyone wishing to place an offer on this property should contact Smith and Friends, 21 Bishop Street, Stockton-on-Tees, TS18 1SY, 01642 607555 before exchange of contracts.

This is a fantastic development opportunity on Albany Road has come to the market with vacant possession and no forward chain.

It is currently a two bedroom detached bungalow with gated access and outhouses. The bungalow is located a short walk to Norton High Street and A19 North/South has easy access for commutes.

**Albany Road, Norton, Stockton-On-Tees, TS20 2QS**

**2 Bed - Bungalow - Detached**

**£115,500**

**EPC Rating: E**

**Council Tax Band: C**

**Tenure: Freehold**

# Albany Road, Stockton-On-Tees, TS20 2QS

## RECEPTION ROOM

13'1"3'3" x 14'2" (4'1 x 4.32)

Laminate flooring, radiator, built in cupboards and windows overlooking the front garden.



## HALLWAY

Double radiator

## LOUNGE/DINER

19'9" x 16'11" (6.02 x 5.18)

Double glazed side window, double glazed french doors to the courtyard, laminate flooring, double radiators, access to the stairs leading to the loft and understairs cupboard.



## KITCHEN

17'1" x 13'3" (5.23 x 4.04)

Window to rear aspect, window to side aspect, double glazed door to rear aspect, tiled flooring, wall, floor and drawer units, one and a half stainless steel sink and drainer, plumbing for washing machine and double radiator.



## UTILITY

Double glazed window to rear aspect, double radiator, wall and floor units, gas hob and tiled flooring.

## BATHROOM

Double glazed window to rear aspect, corner bath, wash hand basin, WC and radiator.

## BEDROOM ONE

10'9" x 9'8" (3.28m x 2.97m)

Double glazed window to side aspect, radiator and fitted wardrobes.



## BEDROOM TWO

404m x 168m (123.14mm x 51.21mm)

Double glazed window to side aspect and radiator.



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		41
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC