

This three bedroom house has come to the market with SMITH & FRIENDS ESTATE AGENTS with no forward chain and vacant possession. The property comprises of an entrance hallway, lounge and an open plan kitchen/diner on the ground floor. The upper level offers a family bathroom and three bedrooms. External: The property is a corner plot and offers outside storage with lawn area. Ample parking to the rear of the property. Location: Berkshire Road is situated in a popular area of Norton . Bus routes, shops, schools and Norton High Street are a short walk from the property. Gas central heating and double glazed throughout. The property would be an ideal first time buyer purchase or investment. Please call to arrange a viewing on 01642 607555.

**Berkshire Road, Stockton-On-Tees, TS20 2TX**

**3 Bed - House - End Terrace**

**£130,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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### ENTRANCE HALLWAY

Via front door, stairs to upper level, flooring, radiator, under stairs cupboard.

### LOUNGE

Fire, double glazed window to front aspect, radiator, flooring.

### KITCHEN

Double glazed window to rear aspect, flooring, radiator, uPVC door to rear.

### LANDING

Loft access, cupboard housing the boiler, carpet.

### BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

### BEDROOM TWO

Double glazed window to rear aspect, carpets, radiator.

### BEDROOM THREE

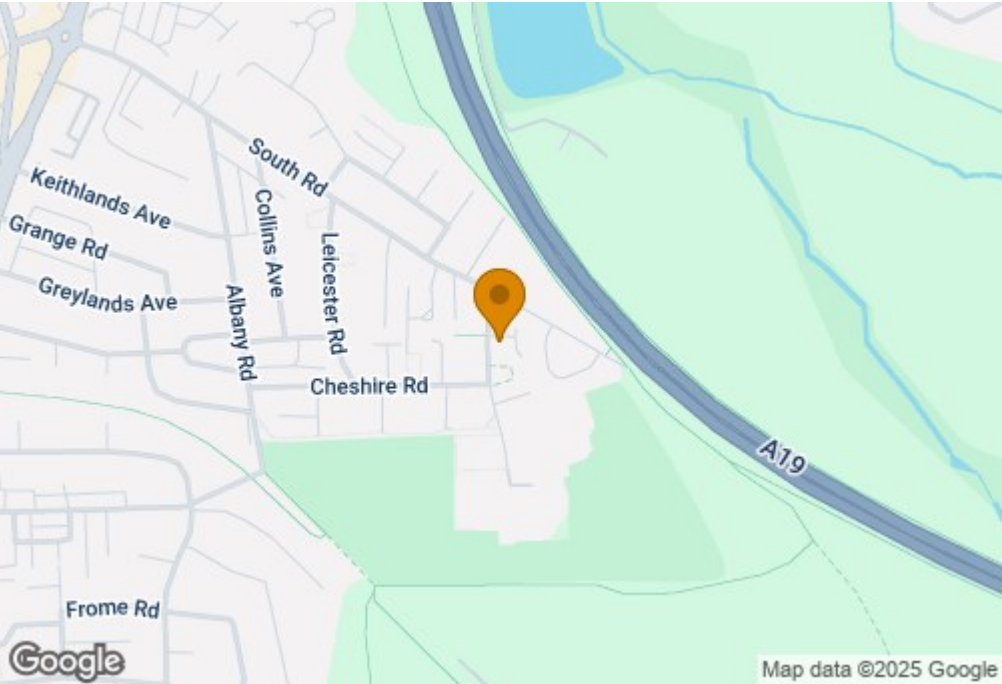
Double glazed window to front aspect, carpet, radiator, low level bulk head.

### BATHROOM/WC

Two double glazed windows to rear aspect, partly tiled, bath with shower over, wash hand basin, WC, radiator. loft access.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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