



This beautifully refurbished property, ideally situated in an excellent and highly sought-after location, has just come to the market and is presented in immaculate condition throughout. The ground floor features a welcoming entrance hallway leading to a spacious lounge, complete with stylish flooring and an attractive bay window that provides an abundance of natural light. To the rear of the property, you will find a newly fitted, contemporary kitchen and dining area, designed to a high standard and offering an ideal space for cooking, dining, and entertaining.

The upper level comprises two generously sized double bedrooms, including a well-proportioned master bedroom that charmingly retains its original fireplace, adding a touch of character to the modern interior. A sleek and modern family bathroom completes the first floor, finished to an excellent specification.

Additional benefits include no forward chain and vacant possession, making this an ideal opportunity for both homeowners and investors looking for a smooth and swift purchase.

Externally, the property offers low-maintenance front and rear gardens, along with convenient on-street parking. Chadburn Road is perfectly positioned close to the popular Norton High Street, providing easy access to reputable schools, a wide range of shops, local amenities, and well-connected bus routes.

**Chadburn Road, Norton, Stockton-On-Tees, TS20 2DQ**

**2 Bed - House - Semi-Detached**

**£100,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



# Chadburn Road, Stockton-On-Tees, TS20 2DQ

- HALLWAY  
3' x 3'8 (0.91m x 1.12m)
- LOUNGE  
13' x 12'7 (3.96m x 3.84m)
- KITCHEN  
7' x 11'3 (2.13m x 3.43m)
- LANDING  
2' x 2'9 (0.61m x 0.84m)
- BEDROOM  
10' x 15'6 (3.05m x 4.72m)
- BEDROOM  
10' x 10' (3.05m x 3.05m)
- BATHROOM  
7' x 5'1 (2.13m x 1.55m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(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	

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.

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