



Stanley Street  
Norton, Stockton-On-Tees

£100,000  
ENERGY RATING: C-70

A two bedroom, two reception room terraced house just a short walk to the amenities, restaurants and bars of Norton High Street. Perfect first buy or an investment opportunity the well presented accommodation comprises; entrance hall, two reception rooms, modern kitchen, two first floor bedrooms and bathroom/WC. There is an enclosed yard to the of the property. NO CHAIN!! Energy Rating: C-70. Council Tax Band: A (£1,634.11 ).



- Two Bedroom Terrace • Two Receptions Rooms • Modern Kitchen & Bathroom • Enclosed Yard to Rear • Short Walk to Norton High Street

## Entrance Hall

UPVC entrance door with feature light, staircase to first floor, coving and a radiator.

## Reception Room One

3.96m x 3.24m (12'11" x 10'7")

Front aspect UPVC double glazed window, coving and a radiator.

## Reception Room Two

3.23m x 4.32m (10'7" x 14'2")

Rear aspect UPVC double glazed window, understair meter/storage cupboard, coving and a radiator.

## Kitchen

2.99m x 1.92m (9'9" x 6'3")

Side aspect UPVC double glazed window and rear aspect UPVC door to the yard. Grey high gloss base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, electric hob with oven below & stainless steel extractor hood over. Space & plumbing for washing machine, space for fridge/freezer, coving, Baxi combi boiler and a modern column radiator.

## First Floor Landing

Access to loft.

## Bedroom One

3.34m x 4.33m (10'11" x 14'2")

Front aspect UPVC double glazed window and a radiator.

## Bedroom Two

2.10m x 4.32m (6'10" x 14'2")

Rear aspect UPVC double glazed window and a radiator.

## Bathroom/WC

White suite comprising; panel enclosed bath with mixer shower over, wash basin and a low level WC. Tiled splashbacks, spot lights, extractor fan and a column radiator with chrome towel rail.

## Externally

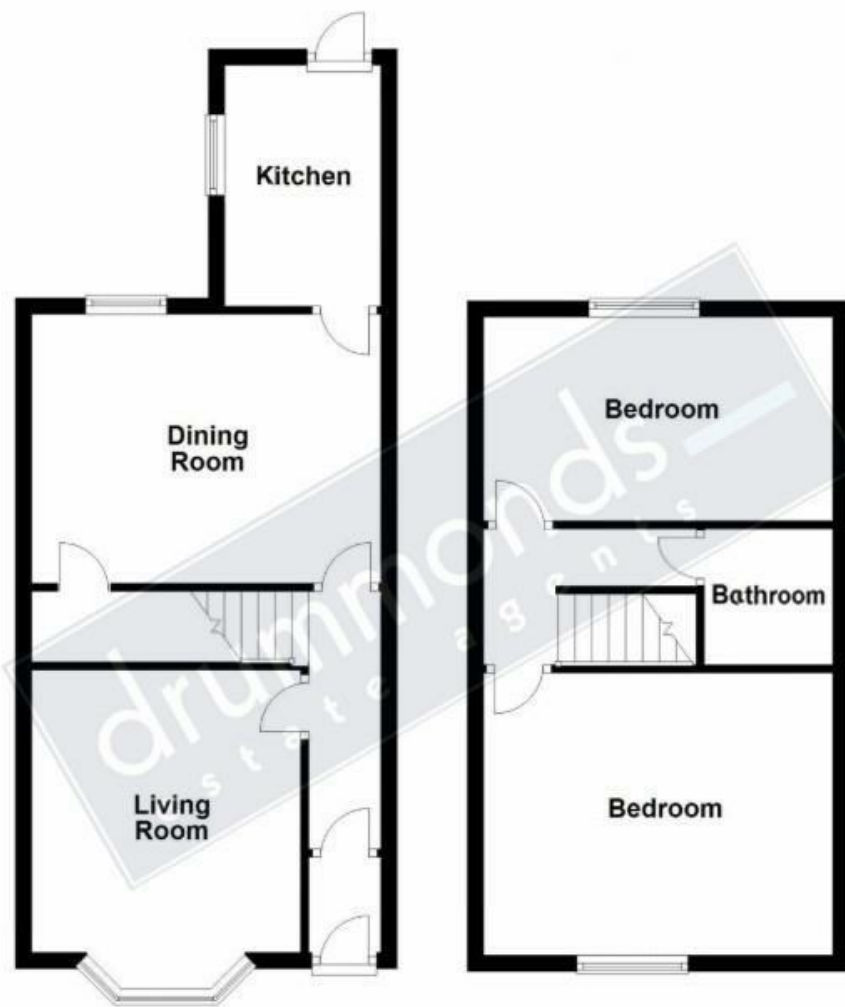
There is an enclosed yard to the rear of the property with a gate leading to the rear alley.





• NO ONWARD CHAIN!! • Energy Rating: C-70 • Council Tax Band: A (£1,634.11 )






**Ground Floor**

**First Floor**

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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