

TRENT STREET, NORTON, STOCKTON-ON-TEES, TS20 2DP



- ▲ Two Bedroom Semi-Detached Property
- ▲ No Onward Chain
- ▲ Double Glazing
- ▲ Gas Central Heating
- ▲ Southern Fringe of Norton
- ▲ Front & Rear Gardens

£75,000

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This semi-detached property on the southern fringe of Norton will make a perfect first home or rental investment with a 10% yield (£7,500)!

The accommodation flows in brief, entrance, lounge, breakfast kitchen, two bedrooms and bathroom to the first floor.

Externally the property has a forecourt garden and an enclosed rear garden.

#### **GROUND FLOOR**

**ENTRANCE LOBBY** - With double glazed entrance door, radiator, and staircase to the first floor.

**LOUNGE - 4.32m (14'2") into bay x 3.8m (12'6")**

Living flame effect gas fire in feature surround with inset and hearth. Double radiator, laminate flooring and double glazed bay window to the front elevation.

**KITCHEN/DINING AREA - 4.67m x 2.29m (15'4" x 7'6")**

Fitted wall and floor units incorporating an inset sink unit with mixer tap. Plumbing for automatic washing machine. Built in oven with ceramic hob and extractor fan. Tiled floor, radiator, double glazed window, understairs cupboard and access door to the rear garden.



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**FIRST FLOOR**

**LANDING** - With radiator and double glazed window.

**BEDROOM ONE** - 3.78m x 3.2m (12'5" x 10'6")  
With radiator, double glazed window and two built in cupboards.

**BEDROOM TWO** - 3.02m x 2.29m (9'11" x 7'6")  
With radiator, double glazed window and laminate flooring.

**BATHROOM/WC** - White refitted suite comprising panel bath with shower attachment, pedestal wash hand basin and low level wc. Separate tiled shower cubicle with Mira shower fitted. Radiator, double glazed window and part tiled walls.

**EXTERNALLY**

**GARDENS** - Shrub area and hedging to the front of the property. To the rear there is an enclosed garden mainly paved with a variety of shrubs and garden shed.

**AGENTS NOTE:** - The vendor informs us that the roof was replaced in 2019 and the solar panels are owned, receipts/guarantees will be supplied to us at a later date.

- Street Parking Only
- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

**Council Tax Band:** A      **Tenure:** Freehold

**AGENTS REF:** - LJ/LS/STO100035/15122023

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Tel: 01642 355000



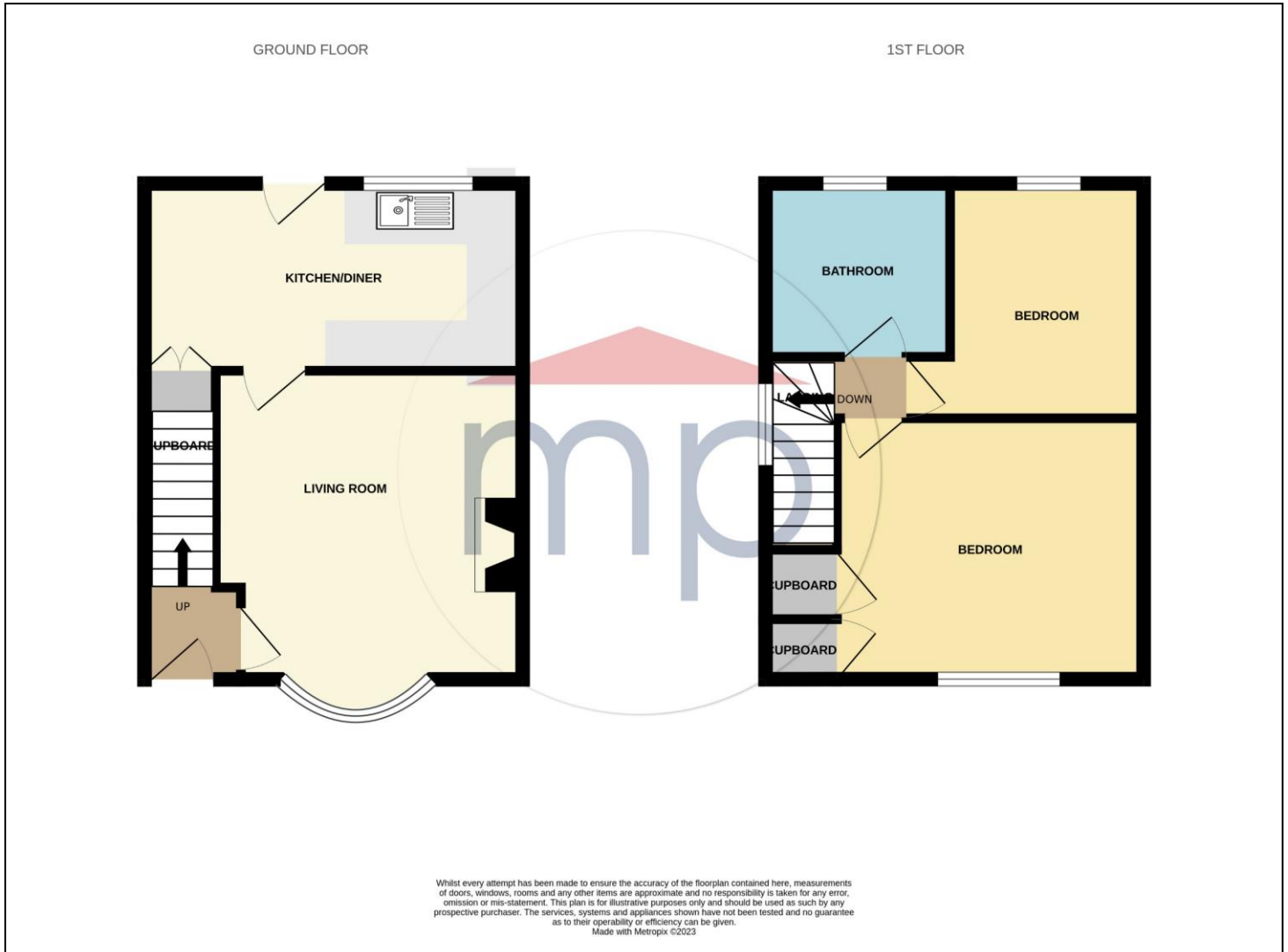
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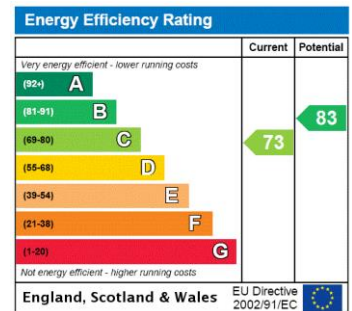
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