

IDA STREET, NORTON, TS20 2QA



- ▲ Lovely Family Size Layout
- ▲ Tastefully Decorated & Really Easy to Move Straight Into
- ▲ Three Double Bedrooms & Attractive Modern Shower Room

- ▲ UPVC Double Glazing & Central Heating
- ▲ Large South Facing Garden & Off Road Parking

£95,000

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This super-lovely Victorian three (double) bedroom inner terrace house is a real treat, it has two reception rooms, a kitchen with good looking units, off road parking at the rear and a south facing rear garden. The high ceilings and family sized accommodation is typical of this era.

The accommodation flows in brief; entrance hall, lounge, dining room, kitchen, lobby, modern shower room and three double bedrooms. Externally there is a large south facing garden with lawn, patio, established planting and has a good degree of privacy.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door to entrance hall with vinyl flooring, single radiator and stairs to the first floor.

LIVING ROOM - 3.89m (12'9") x 3.6m (11'10") into alcoves
Double glazed window to the rear aspect, twin radiator and gas point for fire.



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DINING ROOM - 3.63m (11'11") x 3.66m (12') into alcove

Double glazed window to the front aspect, twin radiator and wall mounted gas fire.

KITCHEN - 3.6m x 2.36m (11'10" x 7'9")

Double glazed window to the rear aspect, under stairs cupboard and single radiator. Generous fitted kitchen with complementary granite effect worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, gas point for cooker, space for fridge freezer and tiled splash backs.

REAR LOBBY - Hanging area and shelving. Double glazed door to the rear garden.

GROUND FLOOR SHOWER ROOM - With double walk-in shower enclosure with tiled splash backs, vanity unit with cabinet below and low level WC with hidden cistern. Twin radiator, tiling to lower walls and double airing cupboard with shelving.

FIRST FLOOR

LANDING - With double glazed window to the side aspect and large store cupboard.

MASTER BEDROOM - 4.34m x 3.7m (14'3" x 12'2")

Double glazed window to the front aspect, single radiator, picture rail and built-in cupboard to alcove.

BEDROOM TWO - 3.89m (12'9") x 2.87m (9'5") into alcove

Double glazed window to the rear aspect, single radiator and built-in cupboard to alcove.

BEDROOM THREE - 3.6m x 2.4m (max) (11'10" x 7'10" (max))

Double glazed window to the rear aspect and single radiator.

EXTERNALLY

GARDENS - Externally there is a large south facing garden with lawn, patio, established planting and has a good degree of privacy.

AGENTS REF: - LJ/LS/STO200061/08052024

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



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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