

KINGFISHER AVENUE, NORTON, STOCKTON-ON-TEES, TS20 2FA



- ▲ Very Nicely Presented Inner Terrace
- ▲ Modern Kitchen & Bathroom
- ▲ Off Road Parking
- ▲ South Facing Garden
- ▲ Close to Local Schools & Amenities

£120,000

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This modern and very nicely presented two bed would make a perfect starter home or rental investment.

The accommodation of which flows in brief, entrance hall, WC, kitchen, lounge, conservatory, two bedrooms and bathroom.

Externally there is a front drive and a South facing rear garden.

GROUND FLOOR

ENTRANCE HALL

With door to downstairs WC.

DOWNSTAIRS WC

With window to front elevation, low level WC and sink.

KITCHEN - 2.24m x 3.56m (7'4" x 11'8")

With sink and drainer unit with mixer tap, window to front elevation, radiator, gas hob, electric oven, range of units and extractor fan.



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LOUNGE - 4.42m x 3.20m (max) (14'6" x 10'6" (max))

With under stairs storage cupboard and French doors to conservatory.

FIRST FLOOR

LANDING

BEDROOM ONE - 4.42m x 2.69m (14'6" x 8'10")

With window to rear elevation, fitted wardrobes and radiator.

BEDROOM TWO - 4.42m x 2.31m (14'6" x 7'7")

With two double glazed windows to front elevation, built-in cupboard, and radiator.

BATHROOM

Comprising low level WC, bath with overhead shower, sink, splash backs and radiator.

EXTERNALLY

PARKING & GARDEN

Externally there is a front drive and a South facing rear garden.

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - LJ/LS/STO240060/06022024

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

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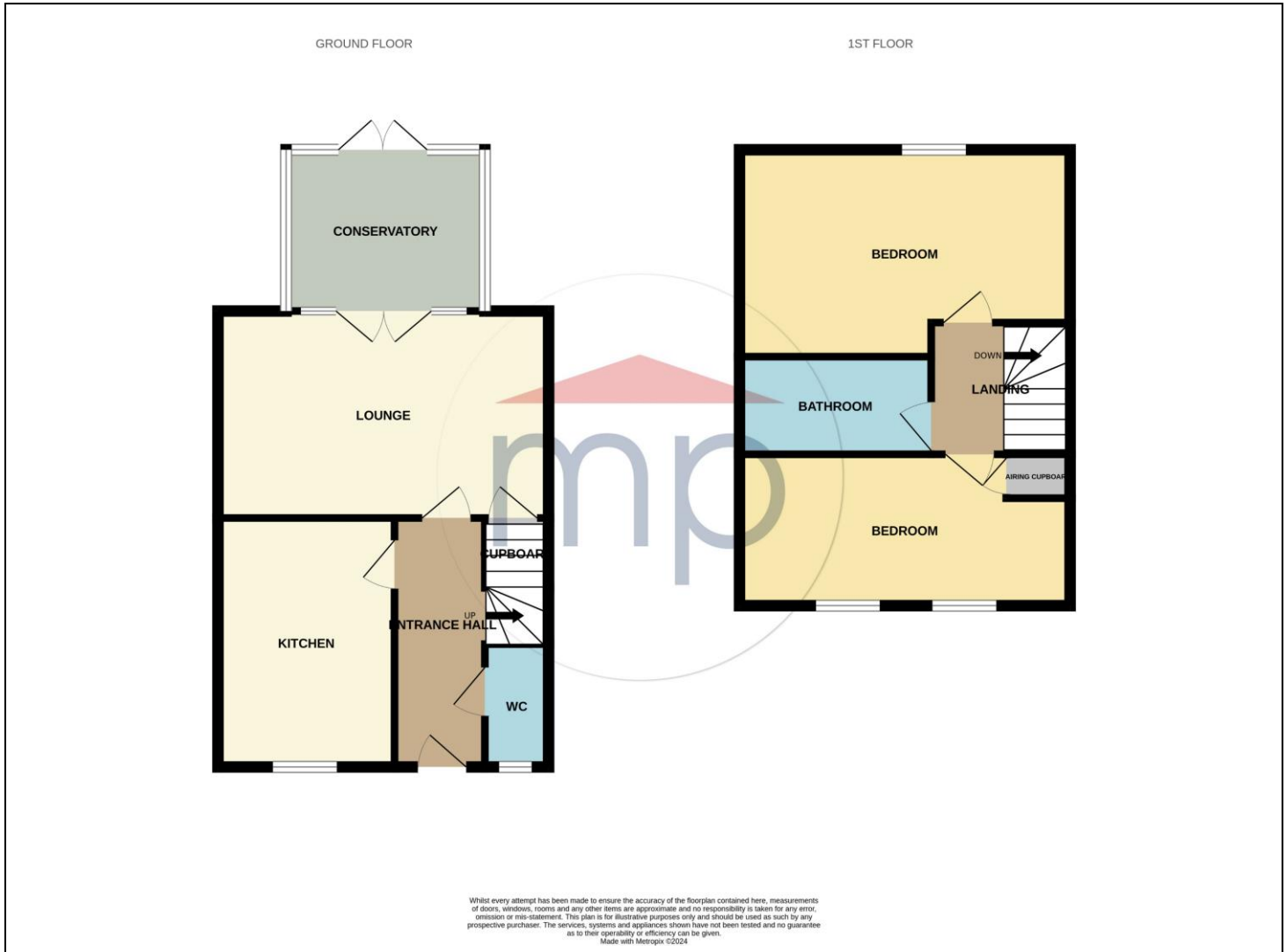




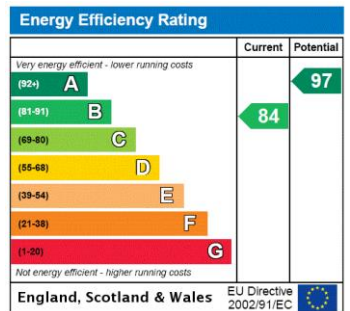
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