


## 2 bed terraced house to buy in

Cameron Street, Norton,
Stockton-on-Tees, Durham, TS20 1HW

# £95,000

x 2 x 1 x 2

Tenure

**Freehold**

On Street parking

## Property features

- NO ONWARD CHAIN
- IDEAL FIRST HOME
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good


### Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
norton@pattinson.co.uk


- Flexible viewing slots
- Accompanied viewings

## Description

Excellent Potential Close to Norton High Street

Offering a great opportunity for those looking for a project to make their own, this traditional mid-terraced home requires some updating but provides well-proportioned accommodation and plenty of scope for improvement. Equally suited to a buyer looking for a home they can personalise or an investor seeking a property with potential, its location is a particular attraction, being only a short walk from Norton High Street and its excellent range of shops, cafés, bars, restaurants and everyday amenities.

The ground floor begins with a vestibule and entrance hall, with stairs rising to the first floor. The bay-fronted living room is complemented by a generous full-width rear dining room, which could equally serve as a second sitting room. To the rear, the kitchen is fitted with a range of wall, base and drawer units, work surfaces with inset sink and drainer, integrated hob, oven and extractor, together with a side door leading to the rear yard.

Upstairs, there are two good-sized bedrooms, with the full-width principal bedroom to the front and a further generous room to the rear. The bathroom is fitted with a three-piece suite including an electric shower over the bath.

The property would benefit from some modernisation, giving the purchaser the opportunity to update the accommodation to their own taste and potentially add value. Its proximity to Norton High Street further enhances its appeal, whether purchased as a home or investment.

Offered with the added benefit of No Onward Chain, this is a property with genuine potential in a convenient and popular location.

Early viewing is recommended. Contact Pattinson's Norton Team today to arrange your appointment.

Council Tax Band: A

Tenure: Freehold

Price:  £95,000

Property Type: Terraced House

Parking: On Street

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Mobile signal coverage: Good

## Accommodation

## Ground Floor

### Living Room
*3.31m x 3.29m (10'10" x 10'9")*



### Dining Room
*4.30m x 3.21m (14'1" x 10'6")*



### Kitchen
*3.61m x 1.95m (11'10" x 6'4")*



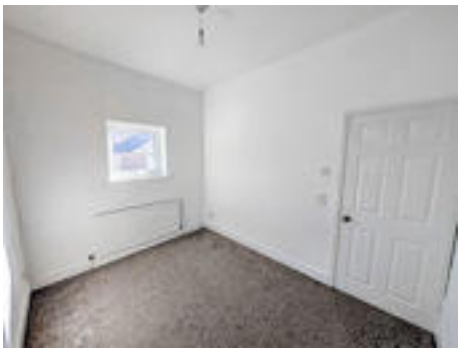
## First Floor

### Bedroom 1
*4.30m x 3.24m (14'1" x 10'7")*



## Bedroom 2

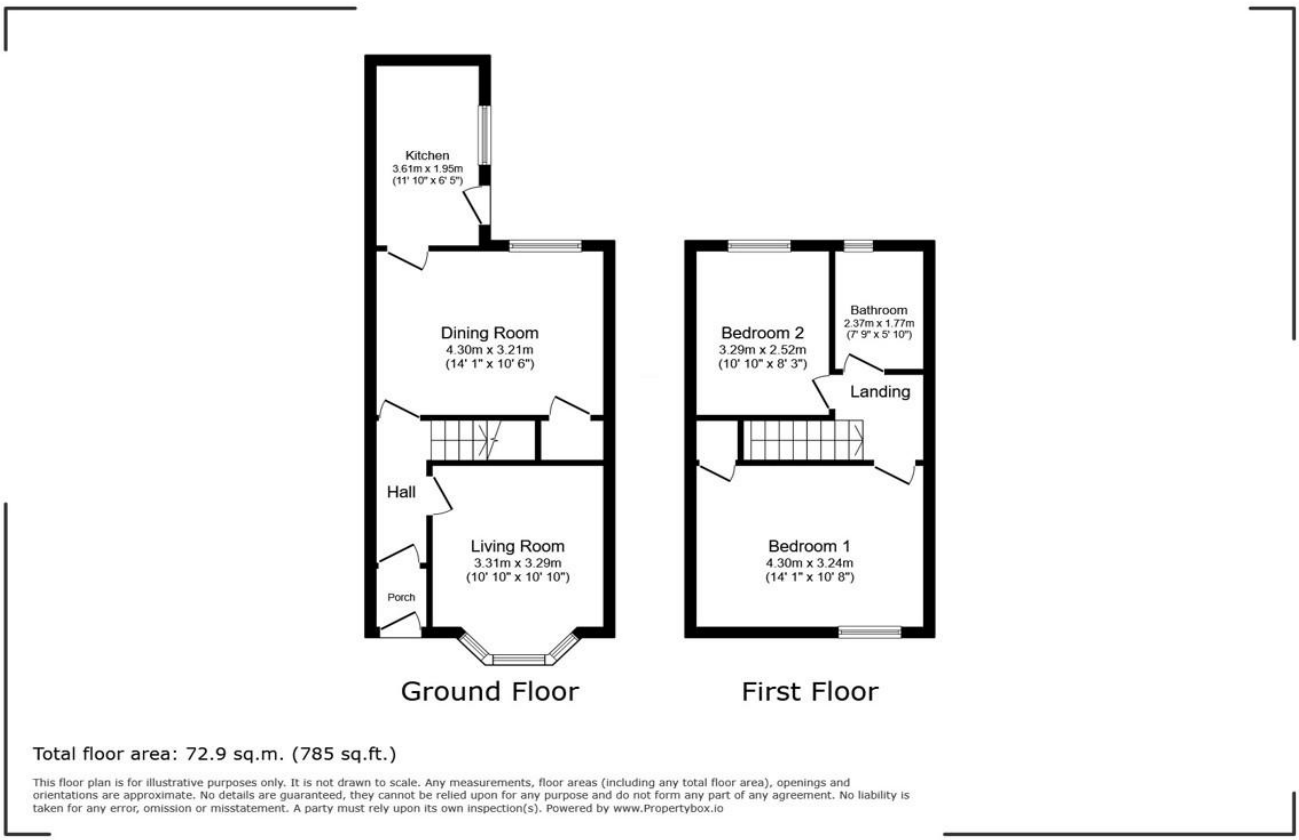
*3.29m x 2.52m (10'9" x 8'3")*

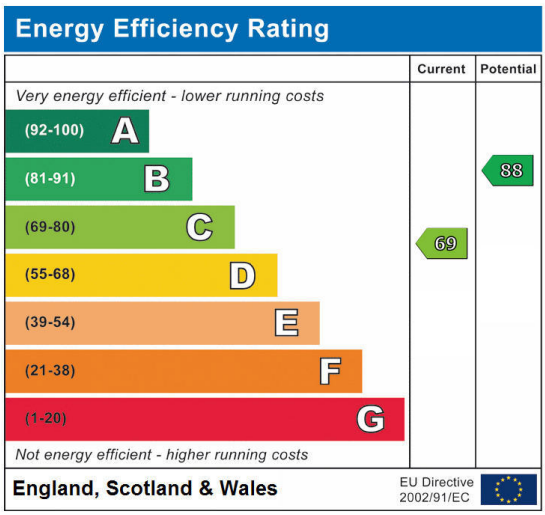


## Bathroom

*2.37m x 1.77m (7'9" x 5'9")*






Cameron Street, Norton, Stockton-on-Tees, Durham, TS20 1HW

Contact your local branch today for more information on this property:

**4a High Street, Norton, Stockton-on-Tees, Durham, TS20 1DN, Tel: 01642 363345, norton@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.