# Ron Greig

**Independent Valuation Surveyors and Estate Agents**

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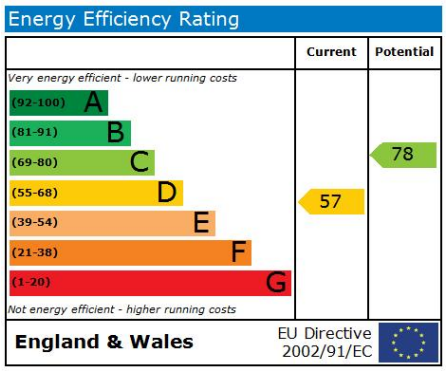
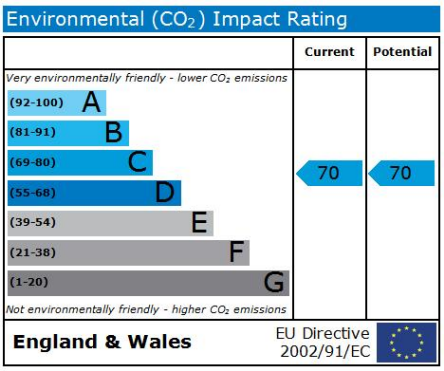
# FLAT 20 GILPIN HOUSE - CLAYMOND COURT, NORTON

**Conveniently located and within walking distance of Norton High Street and The Green, we are delighted to offer for sale this well presented one bedroom second floor flat.**




## Price: **£85,000**

Although every care is exercised to ensure that these particulars are accurate, no responsibility is accepted for any errors, inaccuracies or omissions, or for any time, trouble, or abortive expense incurred by applicants as a result thereof, and they do not constitute a collateral warranty or form any part of a contract.

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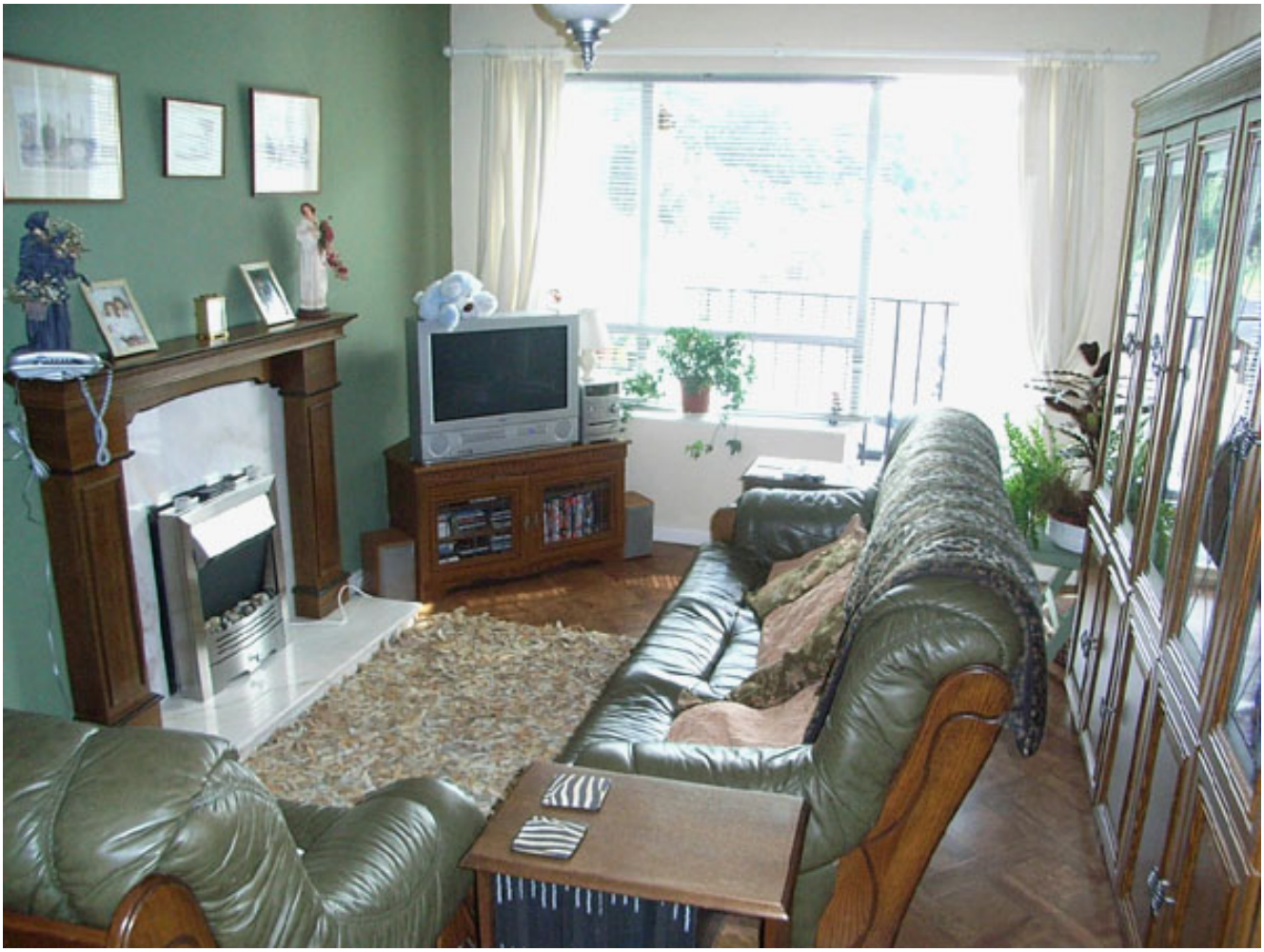
**Reg. Office: Harland House, 8 Harland place, Norton, Stockton on Tees, TS20 1AN. VAT Reg. No. 633 4472 46. Director: J. J. Dixon-Barker (B.A. (Hons).**

With the benefit of double glazing the property briefly comprises entrance hall, living room with balcony, kitchen, bedroom and a bathroom.
Externally there is a parking area.
Ideal for first time buyers.
Early viewing a must on this delightful second floor accommodation.

Communal Entrance Access to this delightful one bedroom second floor flat can be accessed either via the staircase or lift, the communal areas have recently been redecorated and fitted with new carpets.

Entrance The property is entered through a wooden door giving access to the **Entrance Hall** which briefly comprises a telephone point and access to the **Separate WC** - which is tiled to half height, comprising a low level WC.

Living Room (14’4 x 11’5) With extensive views from the front facing balcony the living room briefly comprises Stainless Steel electric fire with wood surround and marble back, aerial and telephone points and access to the **Open Plan Kitchen**



Kitchen (11’6 x 6’5) With a range of white units at high and low level, black marble effect roll top work surfaces, tiling to half height, single stainless steel sink unit with drainer and plumbing for washing machine and dryer. The Kitchen has a point for electric cooker and free standing fridge freezer.

Bedroom (13’6 x 11’11) Front facing comprising computer point and access to the **Bathroom**

Bathroom with white suite comprising bath with overhead shower, pedestal basin, tiling to full height around the bath, tiled flooring and a large built in storage cupboard housing the hot water cylinder.

**Additional Information**
The sale includes all carpets, blinds and light fittings, free standing electric fire, fridge/freezer and washing machine,
Double glazing,
Lift,
Security entrance intercom system,
Ideal for first time buyers,

**Viewing:** By appointment through the agents.

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*__Computerised mortgage sourcing systems__ giving access to both high street lenders and to broker specific special deals with 'decisions in principle' in minutes and Mortgage Certificates issued (subject to status)
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