Ron Greig

Independent Valuation Surveyors and Estate Agents

HARLAND HOUSE 8 HARLAND PLACE NORTON TS20 1AN
Tel: (01642) 533000 Fax: (01642) 361809
Internet: www.rongreig.co.uk EMail: norton@rongreig.co.uk

1A CAMERON STREET, NORTON

Ideal for a buyer with an automotive business, we are pleased to offer for sale this two bedroom end terraced property with large commercial garage area.

With the benefit of gas central heating the property briefly comprises entrance hall, living room, kitchen and study.
To the first floor are two bedrooms and a family bathroom.
The property also includes a huge garage space, perfect for the automotive industry.
We highly recommend inspection.

Price: **£145,000**

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.

Ron Greig is a practising name of Norton & Wynyard Estates Limited. A company registered in England and Wales No. 4798014.
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).

Ground Floor The property is entered through a part glazed UPVC door into **Entrance Hall** witch comprised double convector radiator, open staircase to the **First Floor**, access to the **Study** and double doors leading into the Living Room.

Living Room (15’8 x 12’5) Front facing comprising electric fire with wood surround and marble effect back and hearth, ceiling coving, double convector radiator, laminate flooring, TV point and access to the **Kitchen.**

Kitchen (11’ x 5’10) Rear facing comprising ceiling coving, a range of white units at high and low level with grey marble effect roll top work surfaces, single stainless steel sink unit with drainer, tiled to half height, stainless steel electric oven with four ring electric hob and plumbing for a washing machine.

Study (11’5 x 5’6) currently used as an office. With laminate flooring the study leads into the **Garage Area.**

Garage Area The Garage area is divided into two areas; with large amounts of space this property is perfect for someone with an automotive business.

Garage Area One (32’11 x 29’6) this large garage space has Power and light.

Garage Area Two (19’ x 28’8) This garage area comprises power, light and an electric roller shutter door.

First Floor Access to the three bedrooms and family bathroom can be gained from the **Open Landing** with laminate flooring, built in storage housing the boiler and a door giving access to the open roof space.

Bedroom One (10’7 x 8’1) Front facing with double convector radiator.

Bedroom Two (8’2 x 10’5) Front facing with double convector radiator.

Family Bathroom Comprising matching corner bath and wash basin off white, Tile effect flooring and a double convector radiator.

Additional Information
Sale includes all curtains, carpets, blinds and light fittings
Gas central heating
Ideal for a buyer with an automotive business
Within easy access of al local amenities
Outlined planning in place for conversion
Flat roof totally re-surfaced with quarantee

Viewing: By appointment through the agents.

Mortgages at *Ron Greig*

*__Professional advice__ to help you select the most suitable mortgage to meet your particular requirements and objectives
*__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)
*__Fully managed mortgage tracking__ from submission of application right through to release of funds

Call **01429 865544** to arrange a free consultation at your convenience

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

The measurements provided in these particulars are for guidance purposes only, their accuracy is not guaranteed and if necessary they should be checked by the purchasers. 2. Ron Greig Limited or any member of this firm, do not give any warranty as to the condition of the property, fittings or installations, none of which have been tested for this purpose and for which it will be the responsibility of the purchaser to satisfy his/her own requirements. 3. Although we endeavour to provide accurate Sales Particulars, these must not be relied upon as statements or representations of fact, they do not constitute a collateral warranty of form any part of contract and the purchaser should verify that all information provided is correct before proceeding with a purchase.