



Ron Greig



Independent Valuation Surveyors and Estate Agents

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115 BEACONSFIELD ROAD, NORTON

We are delighted to offer for sale this well presented three bedroom semi detached property located in popular area of Norton close to Norton Green.



NO CHAIN £139,950

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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 gas central heating and double glazing the property briefly comprises entrance hall, large through living room and fitted kitchen.

To the first floor there are three bedrooms and a family bathroom.

Externally there is paving and driveway to the front and a good sized rear garden with patio area.

Internal viewing is highly recommended on this ideal family home.

Ground Floor The property is entered through a partially glazed hardwood door leading into the Entrance Hall which comprises single convector radiator, ceiling coving, telephone point, two useful under stairs storage cupboard, tiled flooring and staircase leading to the first floor.

Living Room (26' 11 into bay x 11' 8) Front and rear facing with modern wall mounted electric fire, ceiling coving, two double convector radiators and TV aerial/telephone points.



Kitchen (17'3 x 7'4) Rear facing with a range of units at high and low level, black marble effect roll top work surfaces, single stainless steel sink unit with drainer, tiled splash backs, stainless steel electric oven with four ring gas hob and extractor, integrated fridge, freezer, dishwasher and washing machine, tiled flooring, double convector radiator and partially glazed hardwood door giving access to the rear of the property.



First Floor Access to the three bedrooms and family bathroom is gained from the Open Landing with ceiling coving and access hatch leading to the boarded roof space with skylight.

Master Bedroom (13'1 into bay x 10'11) Front facing with double convector radiator, ceiling coving and telephone point.



Bedroom Two (10'11 x 11'1) Rear facing with double convector radiator, ceiling coving and telephone point.



Bedroom Three (6'6 x 7'4) Front facing with ceiling coving and double convector radiator.

Family Bathroom Rear facing with white suite comprising bath with over bath shower, low level WC, pedestal basin, single convector radiator and co-ordinating tiling.



External Features

Driveway to the front of the property providing off road parking.
To the rear is a good sized garden which is mainly laid to lawn with patio area.

Additional Information

The sale includes all carpets, curtains, blinds and light fittings,
Gas central heating,
Double glazing,
Security alarm system,
New carpet to the living room,
Close to Norton Green,
Ideal Family Home.

Viewing: By appointment through the agents.

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