



Ron Greig



Independent Valuation Surveyors and Estate Agents

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22 CLEVELAND AVENUE, NORTON

We are delighted to offer for sale this deceptively spacious, well presented five bedroom semi-detached property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VENDOR TO PAY STAMP DUTY £144,950 NO CHAIN

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.

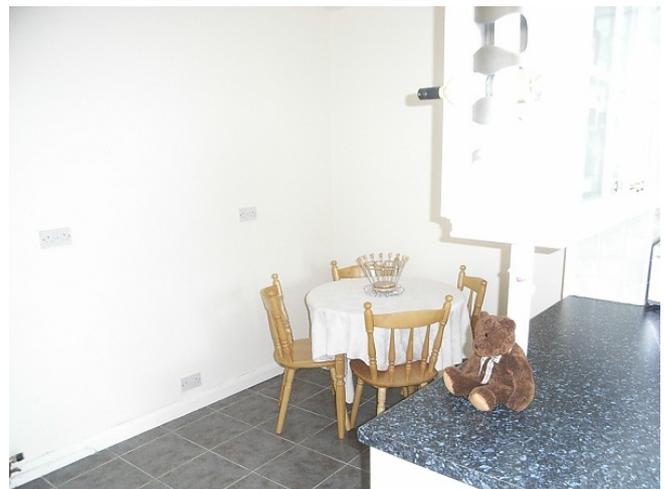
Ideally located for Norton High Street, the A19 and all local amenities. The property briefly comprises entrance hall, large living room, kitchen/breakfast, utility and separate WC. To the first floor there are five bedrooms, family bathroom and separate WC. Externally there are gardens to the front and rear with good sized driveway leading to the single detached garage. Viewing a must on this magnificent family residence.

Ground Floor The property is entered through partially glazed UPVC door into Entrance Hall with double panelled radiator, under stairs storage cupboard housing the utility meters and staircase leading to the first floor.

Living Room (21'6 x 15'2) Front facing comprising modern electric fire with marble surround, back and hearth, ceiling coving, two double convector radiators and TV aerial/telephone points.



Kitchen/Breakfast (16'3 x 10'9) Rear facing with a range of co-ordinating units at high and low level, black marble effect roll top work surfaces, 1½ bowl stainless steel sink unit with drainer, tiled splash backs, built in electric oven with four ring gas hob and extractor, integrated fridge and freezer, large under stairs storage cupboard, single convector radiator, double panelled radiator, tiled flooring and uPVC door giving access to the rear of the property.



Utility Rear facing with black marble effect roll top work surface, large under stairs storage cupboard, plumbing for automatic washing machine and dryer, single convector radiator, tiled flooring and access to the Ground floor WC can be gained from here and comprises: white hand basin, white low level WC, single convector radiator and tiled flooring.

First Floor To the first floor is a Split Level Landing giving access to the five bedrooms, family bathroom and separate WC.



Master Bedroom (15'3 x 10'8) Front facing with double panelled radiator.



Bedroom Two (10'3 x 10'8) Front facing with double convector radiator.

Bedroom Three (10' x 8'9) Rear facing with single convector radiator.

Bedroom Four (9'5 x 8'8) Rear facing with single convector radiator.

Bedroom Five (7'1 x 6'9) Side facing with large built in cupboard housing the combination boiler and a single convector radiator.

Family Bathroom with white suite comprising bath with overhead shower attachment, walk-in shower area, hand basin set into unit, tiling to full height and single convector radiator. Separate WC – with low level WC



External Features

Garden to the front of the property which is mainly laid to lawn with a good sized driveway providing ample parking and leading to the single detached garage.
To the rear is a good sized garden which is mainly laid to lawn with patio area and single detached garage.

Additional Information

The sale includes all carpets, curtains, blinds and light fittings,
Gas central heating,
Double glazing.

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)
- ***Fully managed mortgage tracking** from submission of application right through to release of funds

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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

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