



Ron Greig



Independent Valuation Surveyors and Estate Agents

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70 LEVEN ROAD, NORTON

Located just off Norton High Street, we are delighted to offer for sale this very well presented three bedroom semi detached property.



NO CHAIN £105,000

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 gas central heating and double glazing the property briefly comprises entrance hall, living room, dining room and large fully fitted kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is a small front garden and a good sized garden to the rear. Property must be viewed as it's not expected to remain on the market for long.

Ground Floor The property is entered through a partially glazed uPVC door into Entrance Hall with access to the Living Room and Dining Room and staircase giving access to the first floor.

Dining Room (12'9 x 11'11) Front facing comprising ceiling coving, low level dado rail, radiator and TV aerial point.



Living Room (12' x 11'11) Rear facing comprising coal effect gas fire with white surround, marble back and hearth and back boiler, ceiling coving, low level dado rail, radiator, TV aerial point and uPVC French doors giving access to the rear of the property.



Kitchen (14'11 x 7'11) Rear and side facing with a range of units at high and low level, wood effect roll top work surfaces, 1½ bowl sink unit with drainer, co-ordinating tiled splash backs, built in electric oven with four ring gas hob and extractor, integrated fridge, plumbing for washing machine, wall mounted baxi boiler and tiled flooring.



First Floor Access to the three bedrooms and family bathroom can be gained from the Open Landing with access hatch leading to the partially boarded loft space.

Master Bedroom (12'8 x 9'3) Rear facing with ceiling coving, radiator, built in airing cupboard and sliding mirrored fitted wardrobes.



Bedroom Two (11'2 x 9') Front facing with radiator.



Bedroom Three (9' x 8'7) Rear facing with radiator.

Family Bathroom Side facing with white suite comprising bath with overhead shower, pedestal basin, low level WC, co-ordinating partial ceramic tiling and chrome towel radiator.



External Features

The property benefits from a small front garden and a good sized rear garden with lawn and patio areas.

Additional Information

Gas central heating,
 Double glazing,
 Ideally located for Norton High Street,
 Beautifully presented,
 Early viewing a must.

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

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