



This property presents an excellent opportunity for investors looking to enhance their portfolio with a well-proportioned home in a popular residential area. The property is to be sold with a tenant in situ paying £600 per calendar month. The ground floor features a spacious open-plan lounge and dining area, creating a welcoming and versatile living space. To the rear, a practical galley-style kitchen offers direct access to the enclosed yard, providing a private outdoor area ideal for low-maintenance enjoyment.

Upstairs, the split-level landing leads to two generously sized double bedrooms and a well-appointed family bathroom. The master bedroom benefits from built-in storage and retains its original fireplace, adding a touch of traditional character to the home.

Location: Situated in the sought-after Oxbridge area of Stockton, the property is conveniently positioned close to a range of local shops, schools, and everyday amenities. The much-loved Ropner Park is also within easy reach

Norfolk Street, Oxbridge, Stockton-On-Tees, TS18 4BB

2 Bed - House - Mid Terrace

£60,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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Entrance Hallway
Entrance door, 1 x radiator and stairs to upper

Lounge
1 x front double glazed window, carpet flooring and 1 x radiator.

Diner
Carpet flooring, 1 x rear double glazed window and 1 x radiator.

Kitchen
1 x side double glazed window, 1 x side access door, storage cupboard and 1 x radiator.

Landing
Loft access and carpet flooring.

Bedroom
1 x front double glazed window, carpet flooring, storage, 1 x radiator and original fire.

Bedroom
1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom
1 x side double glazed window, bath, w/c, wash hand basin, radiator and storage.

External
Rear enclosed yard and street parking.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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