



## 2 bed terraced house to buy in

Cameron Street, Norton,  
Stockton-on-Tees, Durham, TS20 1HW

# £99,950

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ POPULAR LOCATION
- ✓ IDEAL FIRST HOME
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Positioned just moments from the ever-popular and vibrant Norton High Street, this charming terraced property offers spacious accommodation throughout and would make an ideal first-time purchase or an excellent buy-to-let investment, offering the potential for a healthy rental yield.

The layout briefly comprises: an entrance vestibule and hallway with stairs to the first floor, a bay-fronted living room with feature fireplace, and a rear dining room providing access to under-stairs storage and the rear yard. The yard also benefits from a useful storage unit.

The modern kitchen is fitted with a range of units, integrated appliances, and space for a washing machine.

To the first floor, there are two well-proportioned bedrooms, bedroom one spans the full width of the property, while the second bedroom houses a recently installed combination boiler. The family bathroom features a three-piece white suite and a separate shower cubicle.

Externally, the property offers a low-maintenance rear yard with storage, and enjoys excellent transport links to Stockton, Middlesbrough, Darlington, and further afield.

Offered to the market with No Onward Chain, this is a fantastic opportunity to purchase a well-presented home in a sought-after and convenient location.

Council Tax Band: A

Tenure: Freehold

Price: £99,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Accommodation

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### Living Room

3.33m x 3.28m (10'11" x 10'9")



### Dining Room

4.34m x 3.36m (14'2" x 11'0")



### Rear Yard



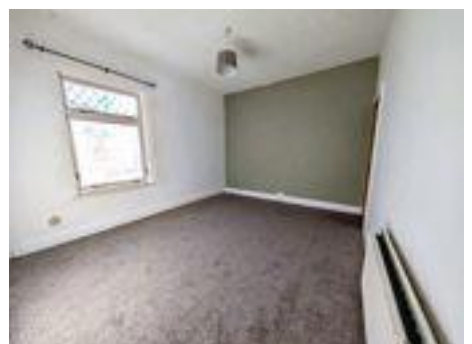
### Kitchen

3.67m x 1.93m (12'0" x 6'3")



### Bedroom 1

4.35m x 3.35m (14'3" x 10'11")



## Bedroom 2

2.49m x 2.41m (8'2" x 7'10")



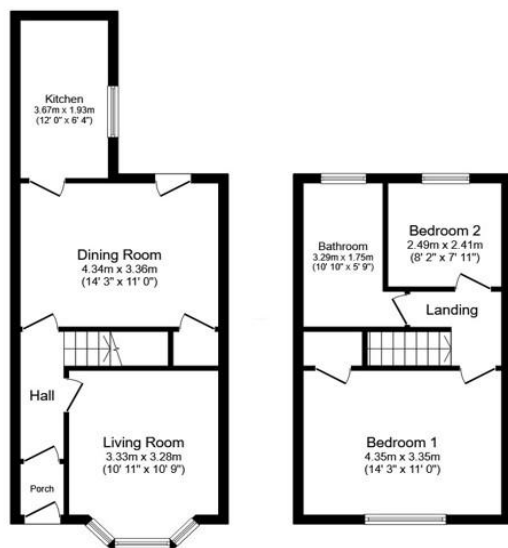
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## Bathroom

3.29m x 1.75m (10'9" x 5'8")



14 Cameron Street, Norton, TS20 1HW



**Ground Floor**  
Floor area 41.7 sq.m. (449 sq.ft.)

**First Floor**  
Floor area 33.4 sq.m. (360 sq.ft.)

**Total floor area: 75.1 sq.m. (808 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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