



58 Oakwell Road
Norton, TS20 1HL

£155,000

Energy Rating : D



58 Oakwell Road

Description

Every once in a while a property which exceeds all previous expectation is brought to the open market, THIS is one of those TIMES! This beautiful 2 bedroom terraced home is the absolute epitome of characterful homes that have been finished with a modern touch, proving they can blend together and compliment each other seamlessly. Think charm, character, space and style, don't miss out on the chance to call this lovely house your HOME! The property benefits from gas central heating benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, bay-fronted living room, dining room and modern fitted kitchen. To the first-floor; two spacious double bedrooms and luxury family shower room/WC. Externally; on-street parking, front forecourt and fantastic WEST-facing rear garden.

Accommodation

Entrance Hall

Upvc double glazed entrance door to the front with fan light. Double radiator, stylish laminate flooring and staircase to the first floor.

Living Room *11' 10" x 11' 8" (3.60m x 3.55m)*

Upvc double glazed bay window to the front, two double radiators and an opening to the dining room.

Dining Room *11' 7" x 11' 9" (3.53m x 3.58m)*

Warm and cosy room with a particular feature being the recessed multi-fuel burning stove on a tiled hearth. Double radiator, access to the kitchen and upvc double glazed french doors to the rear giving access to the rear garden making alfresco dining a viable option.

Modern Fitted Kitchen *6' 7" x 14' 9" (2.01m x 4.49m)*

Modern range of wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, space and plumbing for a washing machine, space for an upright fridge freezer, space for a range style cooker, vertical radiator, useful storage cupboard and two upvc double glazed windows to the side.

First Floor

Landing

Attractive spindle balustrade, useful storage cupboard, upvc double glazed window to the side and double radiator. Giving independent access to all rooms and to the loft space.

Master Bedroom *11' 9" x 12' 8" (3.58m x 3.86m)*

Two upvc double glazed windows to the front, two double radiators, two sets of fitted wardrobes, polished hard wood flooring and decorative ceiling coving.

Bedroom 2 *12' 3" x 9' 7" (3.73m x 2.92m)*

Upvc double glazed window to the rear, double radiator and fitted wardrobes.

Family Shower Room

Modern white suite comprising of a shower cubicle, pedestal wash hand basin, push button wc, white towel radiator, half tiled walls and a upvc double glazed window to the side.

Externally

Parking

On street permit parking is available.

Front Forecourt

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Sitting behind an attractive dwarf wall and has been designed for low maintenance being mainly laid to a plum slate area with considered planting of attractive shrubs and plants.

Rear Garden

Enjoying a good degree of privacy and benefits from a west facing aspect making it ideal for the sun worshippers. Beginning with a block paved patio area before extending onto a small mature lawn a further decked patio area and further boasting a useful brick storage cupboard, garden shed and rear access gate.

Council Tax Band

Council tax band:- A

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.