



Gowland

Windmill Terrace, Norton, Stockton-On-Tees, TS20 2EH

AVAILABLE FOR SALE UNDER AUCTION TERMS THROUGH TOWN & COUNTRY PROPERTY AUCTIONS NORTH EAST.

NO ONWARD CHAIN!

This one bedroom first floor flat in Norton offers convenient access to Stockton Town Centre, positioned within easy reach of local shops, schools, and transport links, making it ideal for investors seeking a buy-to-let opportunity or as a first purchase.

The property comprises a hall, lounge, kitchen with fitted units and integrated extractor fan, hob, and oven, a spacious double bedroom, a convenient store/study, and a bathroom with a shower over the bath. Additional benefits include gas central heating and double glazing throughout.

The property has an EICR and EPC in place and could potentially generate an annual income of £5,400.

Auction Guide £34,000



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HALL

LOUNGE

13'4" x 9'9" (4.06m x 2.97m)

KITCHEN

10'1" x 7'10" (3.07m x 2.39m)

MASTER BEDROOM

13'3" x 9'9" (4.04m x 2.97m)

STORE ROOM

8'5" x 4'11" (2.57m x 1.50m)

BATHROOM

7'9" x 4'9" (2.36m x 1.45m)

LEASEHOLD INFORMATION

YEARS REMAINING = 84

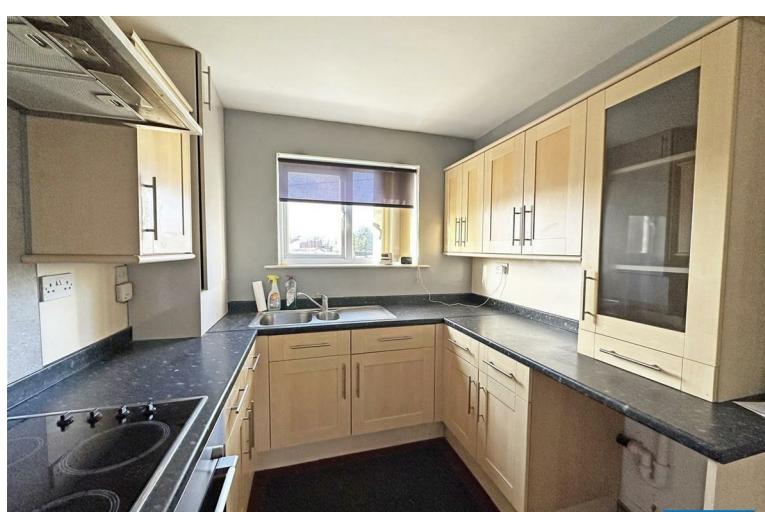
GROUND RENT & SERVICE CHARGE = £384.00 EVERY 6 MONTHS

AML PROCEDURE

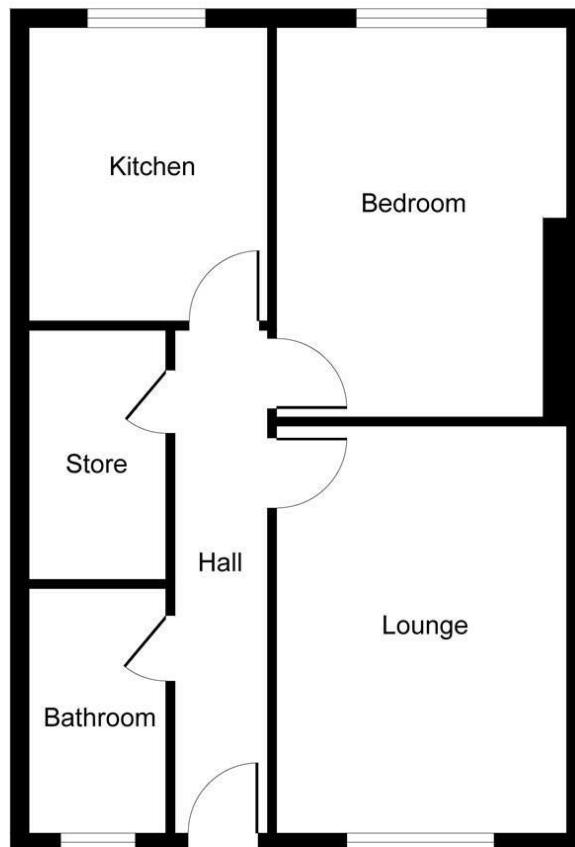
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

AUCTION TERMS

FOR SALE WITH TOWN AND COUNTRY PROPERTY AUCTIONS NORTH EAST-FOR SALE BY 28 DAY ONLINE AUCTION - Quick Sale & Completion Available - Auction Can Be Ended Early If A Suitable Offer Is Received | TERMS & CONDITIONS APPLY.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

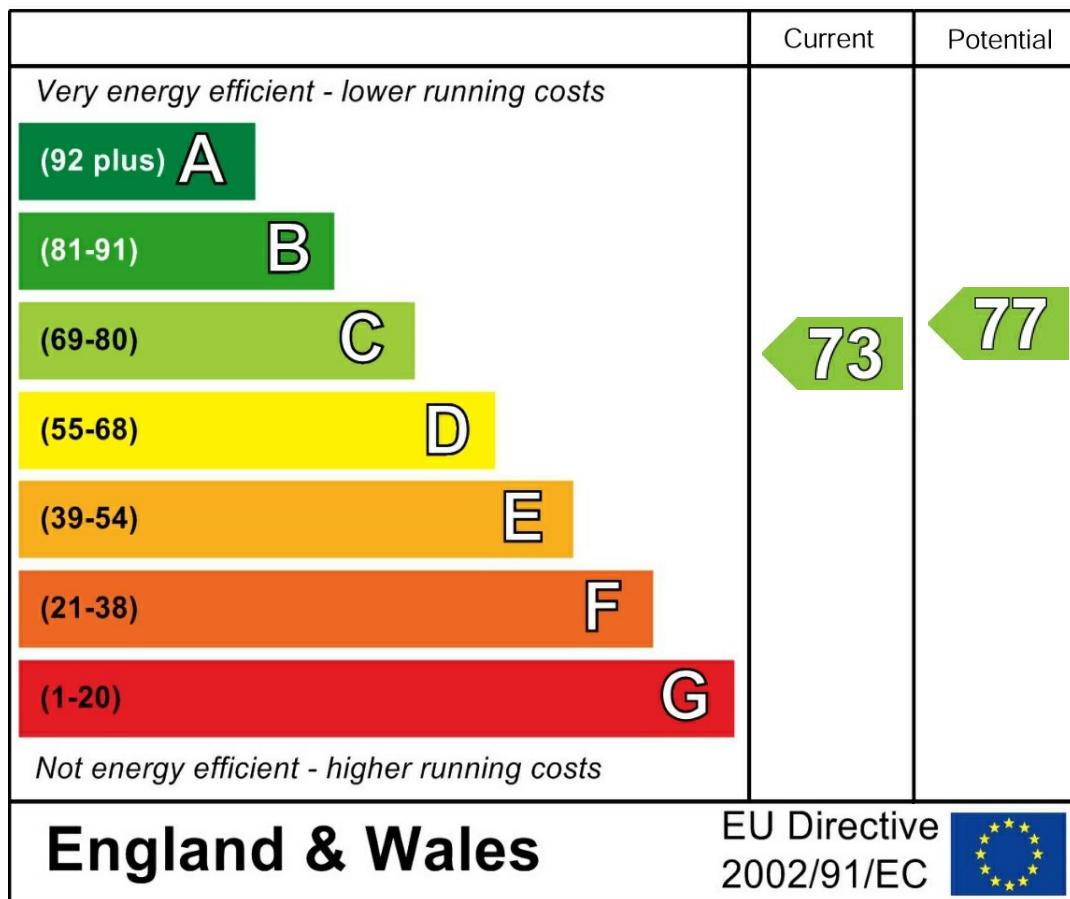
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Map



EPC graph

Energy Efficiency Rating



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.