

RIDLEY COURT, NORTON, STOCKTON-ON-TEES, TS20 1HU



FOR SALE BY AUCTION

***** Taking Bids Now *****



- ▲ Ground floor apartment or alternative to a bungalow
- ▲ Two bedrooms
- ▲ Spacious living room with bay window
- ▲ Modern fitted kitchen
- ▲ Contemporary shower room
- ▲ Ideal for downsizers, first-time buyers, or investors
- ▲ Popular Norton location
- ▲ Garage & resident parking
- ▲ Close to local amenities and transport links

*****Ideal for Apartment or Bungalow Living*****
Guide Price £76,500

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*** For Sale By Auction *** LIVE ONLINE AUCTION
 *** Taking Bids Now *** Option 2 ***
www.agentspropertyauction.com

Offered for sale with a guide price of £90,000, this spacious and well-maintained ground floor apartment is ideally suited to downsizers, first-time buyers, or investors seeking a property in the highly desirable Norton area.

The accommodation briefly comprises an entrance hallway, a generous living room with bay window allowing plenty of natural light, a fitted kitchen, two good-sized bedrooms, and a modern shower room.

The layout offers comfortable single-level living, making it an excellent alternative to bungalow accommodation.

Externally, the property benefits from communal grounds and convenient resident parking. Situated within easy reach of Norton High Street, local shops, amenities, transport links, and healthcare facilities, the property offers both convenience and a peaceful residential setting.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door to entrance hall with wall mounted electric radiator.

BREAKFAST KITCHEN - 3.35m x 2.13m (11' x 7')

With double glazed cantilevered window to the front aspect. Wall, drawer and floor units including breakfast bar and incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for under counter fridge and freezer, and space for electric cooker.

LIVING ROOM - 3.38m (11'1") x 3.86m (12'8") (min) excluding bay

With double glazed bay window to the rear aspect, Adam style fireplace and wall mounted electric radiator.

INNER HALL - With double door airing cupboard.

BEDROOM ONE - 2.54m (8'4") to front of wardrobes x 2.84m (9'4")

With double glazed window to the rear aspect, fitted wardrobes and electric radiator.

TO VIEW: Tel: 01642 355000
 17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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BEDROOM TWO - 1.9m x 3.84m (6'3" x 12'7")

With double glazed window to the rear aspect and built-in cupboard.

SHOWER ROOM - With double glazed window to the front aspect, corner shower cubicle, wash hand basin, low level WC and panelled walls.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

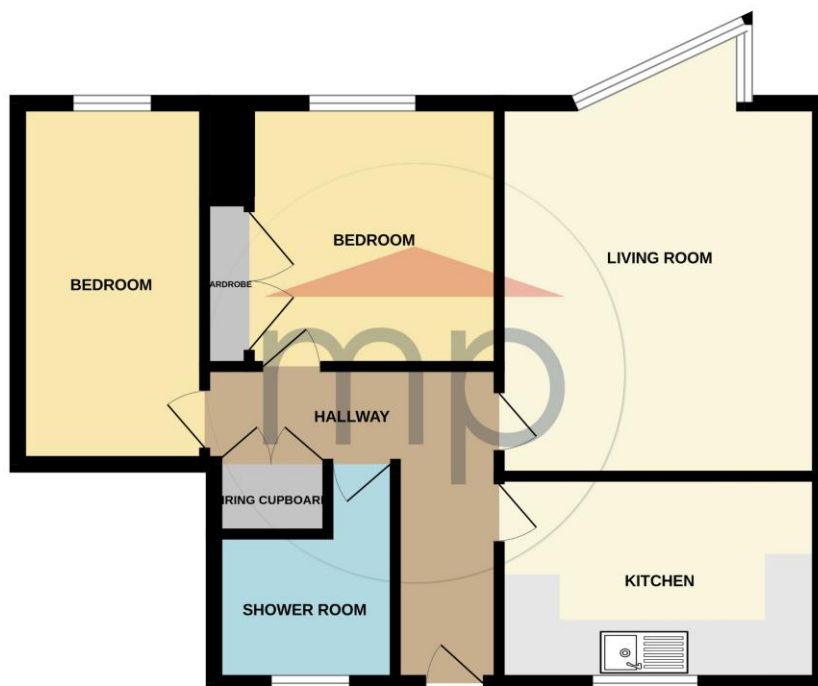
AGENTS REF: - LJ/LS/STO260301/17062026

Council Tax Band: A **Tenure:** Leasehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



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