



## Derwent Street, Norton, TS20 2DL

Attention first time buyers and investors, offered with NO CHAIN is this well-presented two bedroom end-terrace house, featuring a conservatory and off-road parking.

Upon entering the property, the hallway leads to a lounge with a bay window and a fireplace. At the rear, the kitchen/dining room features modern fitted units, an integrated gas hob, extractor fan and oven, with the washing machine included in the sale. The dining area provides access to the conservatory, perfect for additional living space.

Upstairs, there are two double bedrooms. The master bedroom is generously sized, while the second bedroom includes a wardrobe, which is also part of the sale. The bathroom offers a shower over the bath for convenience. The property also benefits from combi gas central heating and double glazed windows with blinds and curtains throughout the home included in the sale.

Outside, the front features a low maintenance block paved driveway with space for two cars. To the rear, a lawned garden backs onto Norton Grange Nature Reserve, providing a good level of privacy. Additionally, an outhouse currently housing a dryer is equipped with electric heating and power, offering potential for a home office or extra storage space.

Centrally located near local schools, shops, and bus routes, and positioned between Stockton and Norton High Streets, this property presents an excellent opportunity for a range of buyers.

£110,000



# Derwent Street, Norton, TS20 2DL

HALL

LOUNGE

12'7" x 12'5" (3.84m x 3.78m)

KITCHEN/DINING ROOM

15'5" x 7'8" (4.70m x 2.34m)

CONSERVATORY

11'9" x 8'11" (3.58m x 2.72m)

LANDING

BEDROOM ONE

15'6" x 10'5" (4.72m x 3.18m)

BEDROOM TWO

10'0" x 9'8" (3.05m x 2.95m)

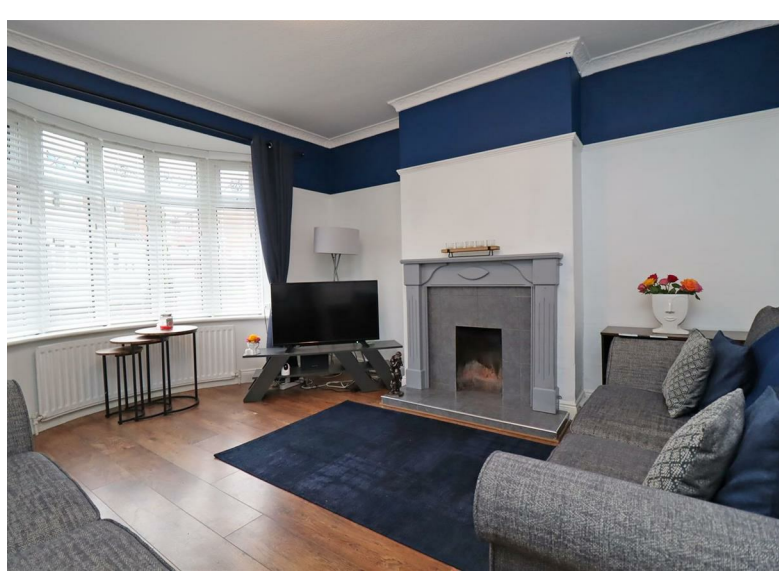
BATHROOM

7'0" x 5'0" (2.13m x 1.52m)

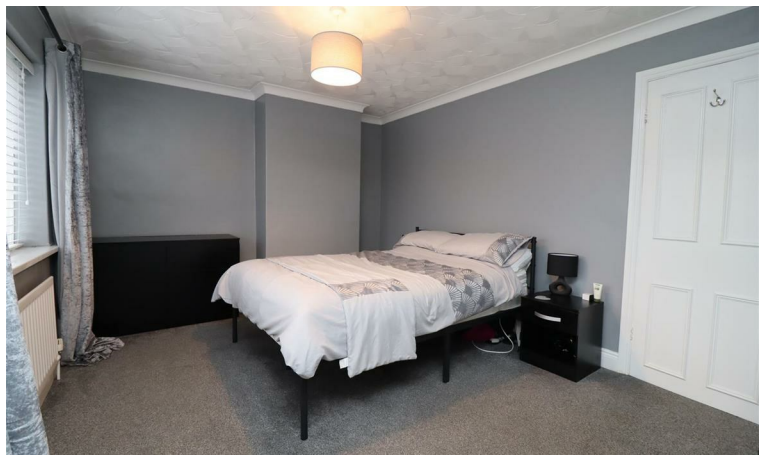
Externally:

OUTHOUSE

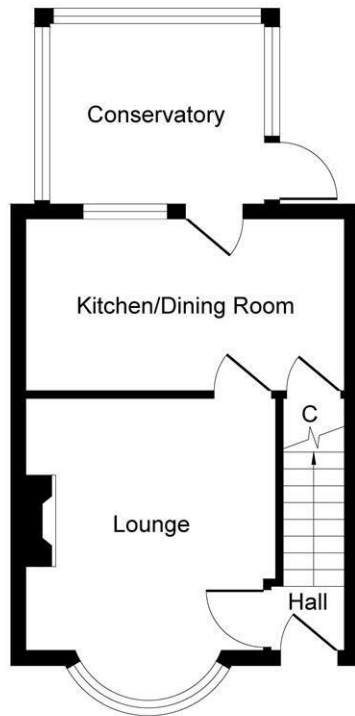
7'6" x 5'10" (2.29m x 1.78m)



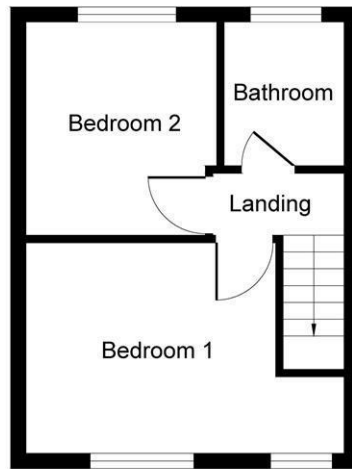
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# Derwent Street, Norton, TS20 2DL



Ground Floor

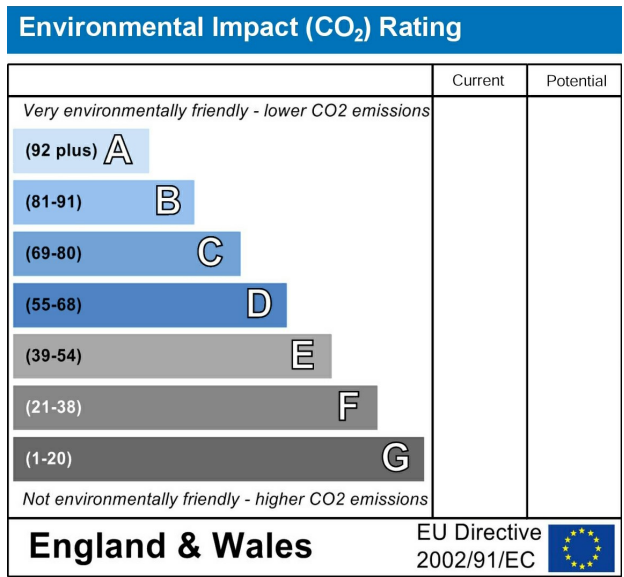
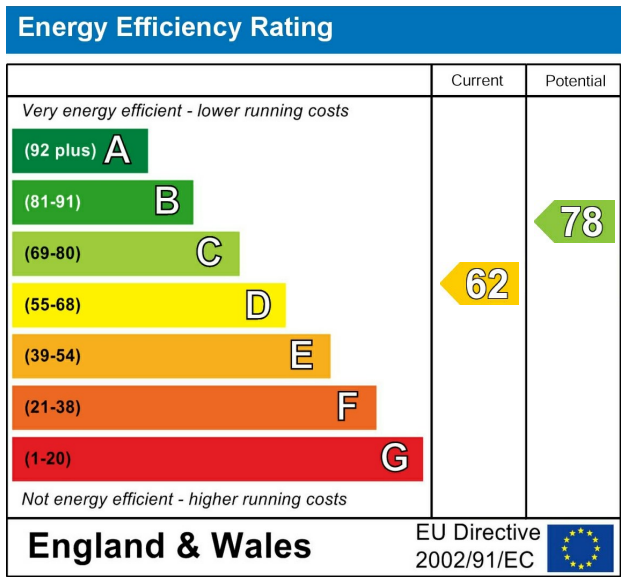
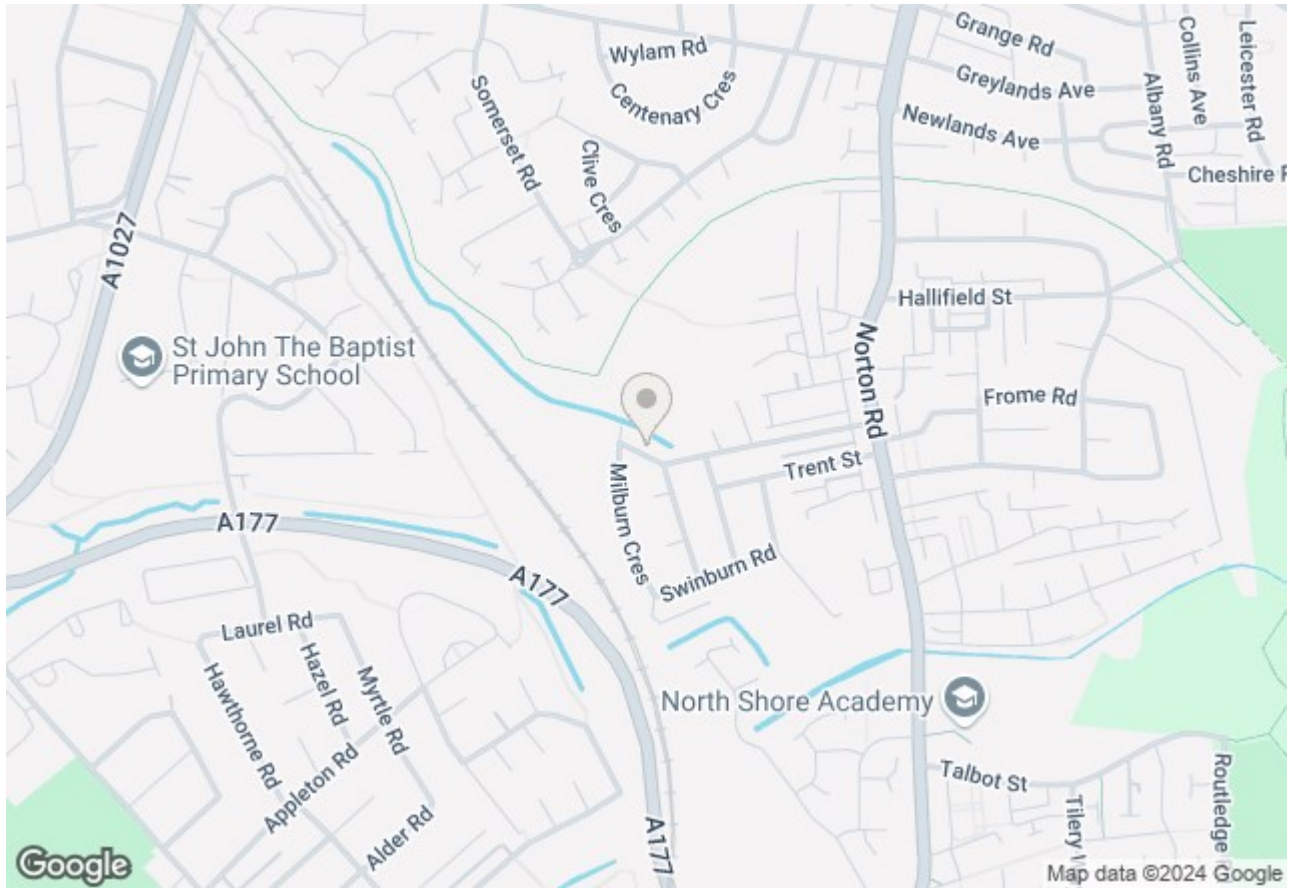


First Floor

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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**VIEWING**

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

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