



## Mill Street, Norton, Stockton-On-Tees, TS20 1AB

Available with no onward chain and located on a charming cobbled street just a short stroll from Norton High Street, this well presented two bedroom mid-terrace house offers a perfect blend of character and convenience. With excellent amenities nearby, including shops, cafés, bars, restaurants, and the picturesque Norton duck pond, this property is ideally located for modern living.

The property features a welcoming hallway leading to a cosy lounge with a traditional open fireplace. Adjacent is the dining room, showcasing striking traditional style tiling and French doors that open to the rear courtyard, which has gated access to the alley behind. The galley kitchen is well appointed with fitted units, a breakfast bar, and an integrated oven and hob. Beyond the kitchen, the rear lobby includes a stable door leading out and access to the downstairs modern bathroom, complete with a shower over the bath.

Upstairs, the property offers two generously sized double bedrooms, both featuring built-in wardrobes. Externally, the rear courtyard provides a private outdoor space, perfect for relaxation.

The property also benefits from a boarded loft with Velux window, security alarm, double glazing and gas central heating.

Situated close to excellent transport links, including bus routes and the A19, this property is ideal for first-time buyers, investors, or professionals seeking a delightful home in a convenient location.

£150,000





# Mill Street, Norton, Stockton-On-Tees, TS20 1AB

## HALL

## LOUNGE

11'11" x 10'9" (3.63m x 3.28m)

## DINING ROOM

12'11" x 12'6" (3.94m x 3.81m)

## KITCHEN

8'11" x 6'2" (2.72m x 1.88m)

## REAR LOBBY

## BATHROOM

6'4" x 5'7" (1.93m x 1.70m)

## LANDING

## BEDROOM ONE

12'10" x 12'8" (3.91m x 3.86m)

## BEDROOM TWO

12'10" x 12' (3.91m x 3.66m)

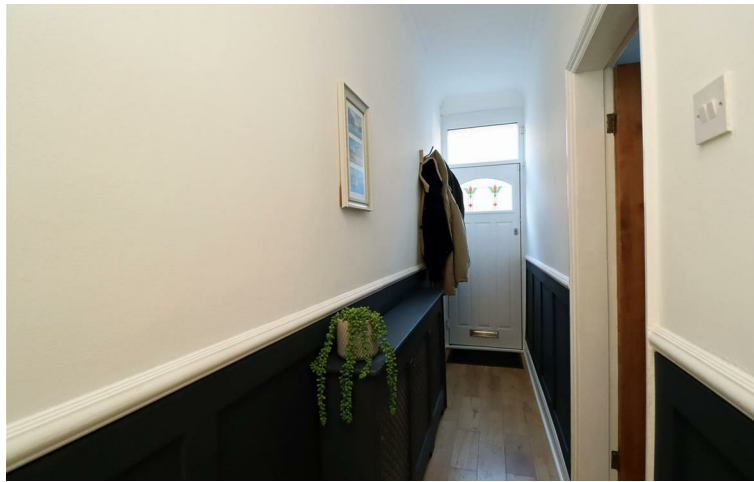
## AML PROCEDURE

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.

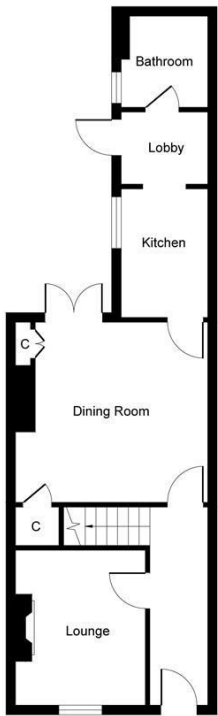




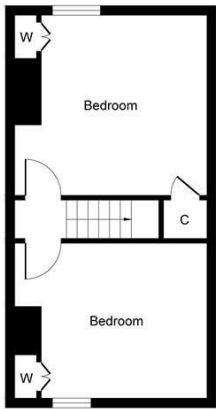
Mill Street, Norton, Stockton-On-Tees, TS20 1AB



Mill Street, Norton, Stockton-On-Tees, TS20 1AB



**Ground Floor**  
Approximate Floor Area  
482 sq. ft  
(44.77 sq. m)

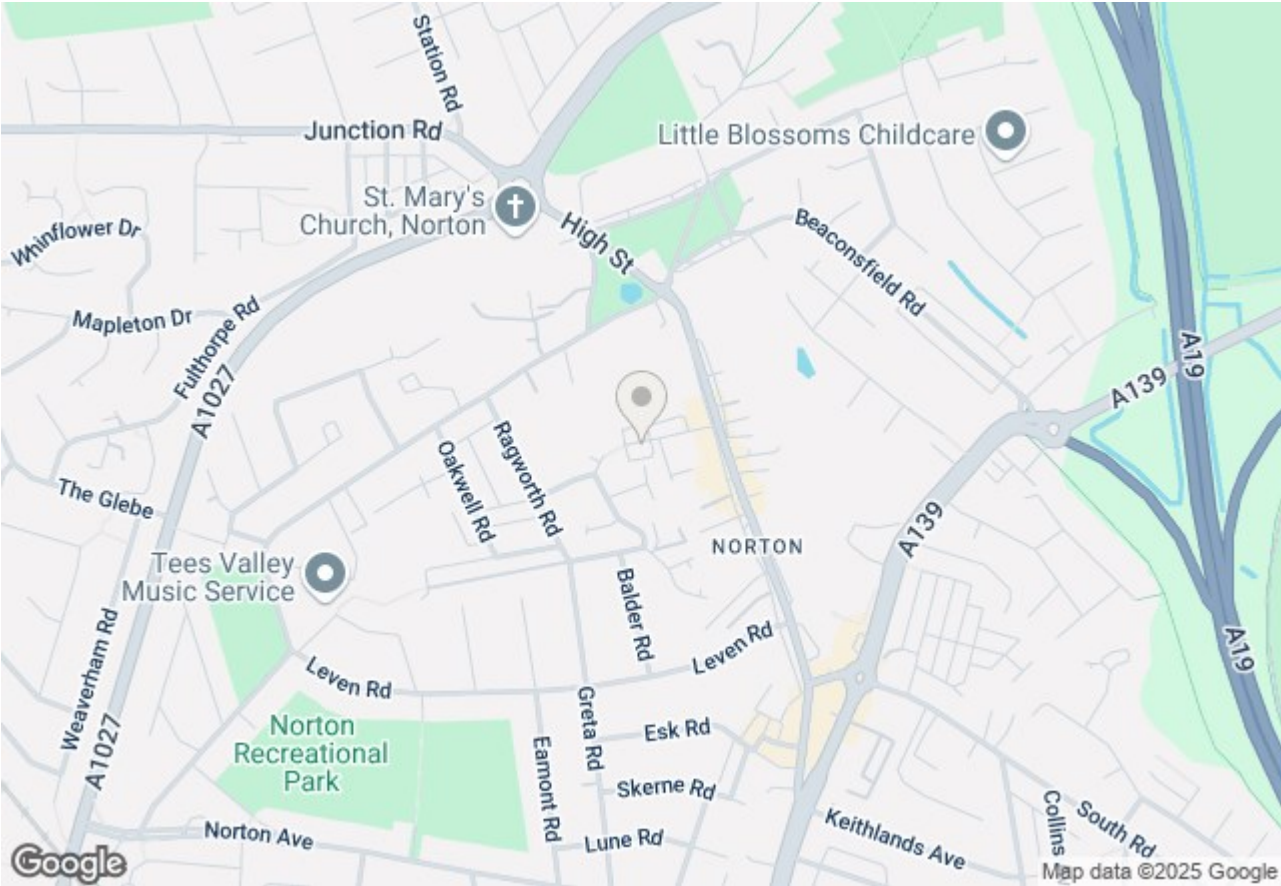



**First Floor**  
Approximate Floor Area  
354 sq. ft  
(32.92 sq. m)


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.



Mill Street, Norton, Stockton-On-Tees, TS20 1AB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	

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.

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk

Mill Street, Norton, Stockton-On-Tees, TS20 1AB