



Station Road, Norton, Stockton-On-Tees, TS20 1NH

Available for sale with no onward chain, located in a highly sought after area just off Junction Road and within walking distance of the vibrant Norton High Street and picturesque Village Green, this beautifully presented three bedroom extended semi-detached home on Station Road combines character and generous living space.

This delightful property retains many original character features while offering all the modern conveniences a growing family or professional couple could need. Stepping inside, you are welcomed by a vestibule and entrance hall, leading into a spacious lounge featuring an open fire – perfect for cosy evenings. A separate family room with an open feature fireplace adds further warmth and flexibility to the living space.

To the rear of the property, an extended kitchen/breakfast room is well equipped with an integrated induction hob, double oven, dishwasher, and a stylish porcelain sink. Adjacent to the kitchen, a bright dining room overlooks the rear garden, ideal for entertaining. A utility room and ground floor WC complete the downstairs accommodation.

Upstairs, the first floor landing leads to three well proportioned bedrooms, including a master bedroom with built-in wardrobes and a en suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property benefits from a low maintenance forecourt garden to the front. To the rear, a generous and mature garden with double timber gates to the rear alley offers privacy and space for family life or outdoor entertaining. There is also a detached garage, accessible via the rear alleyway, providing excellent storage or parking options.

Full of character and charm throughout, all within a short stroll of Norton's amenities, schools, and transport links.

Viewing highly recommended to fully appreciate the space and charm this property offers.

£295,000



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PORCH/HALL

LOUNGE

25' x 12'7" (7.62m x 3.84m)

DINING ROOM

17' x 10'2" (5.18m x 3.10m)

KITCHEN

13' x 10'2" (3.96m x 3.10m)

BREAKFAST ROOM

10'2" x 9'9" (3.10m x 2.97m)

UTILITY

6'3" x 4'3" (1.91m x 1.30m)

DOWNSTAIRS WC

6' x 2'7" (1.83m x 0.79m)

LANDING

BEDROOM ONE

17'2" x 11'11" (5.23m x 3.63m)

ENSUITE

6'8" x 4'8" (2.03m x 1.42m)

BEDROOM TWO

12'8" x 9'9" (3.86m x 2.97m)

BEDROOM THREE

10'9" x 8'6" (3.28m x 2.59m)

BATHROOM

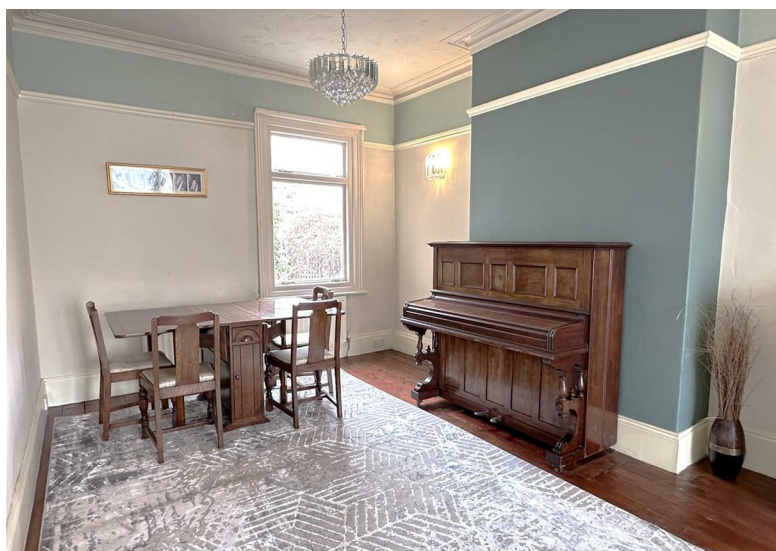
8' x 6'3" (2.44m x 1.91m)

GARAGE

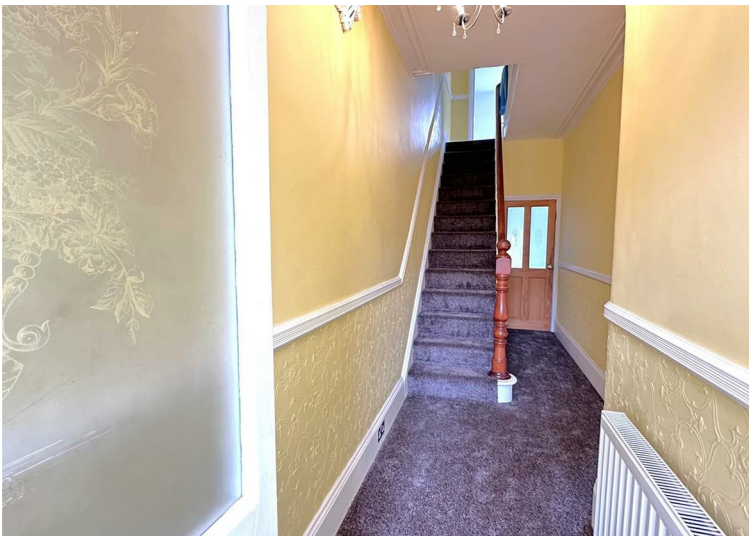
19'4" x 10'5" (5.9 x 3.2)

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.



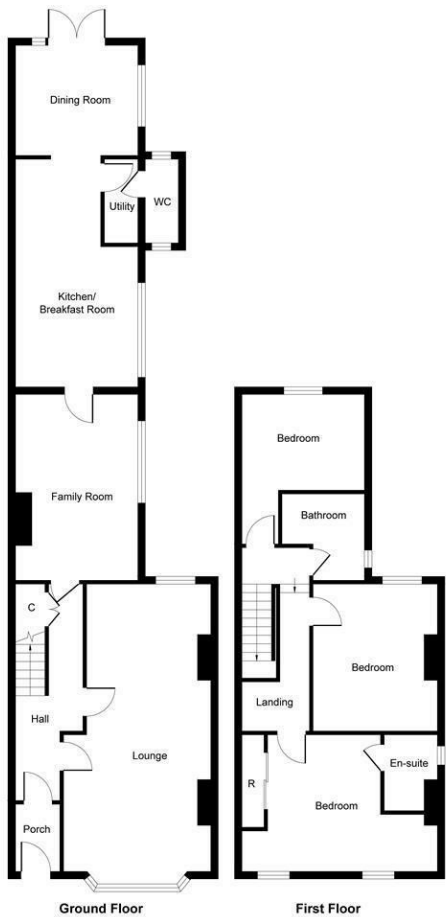
Tel: 01642 615657





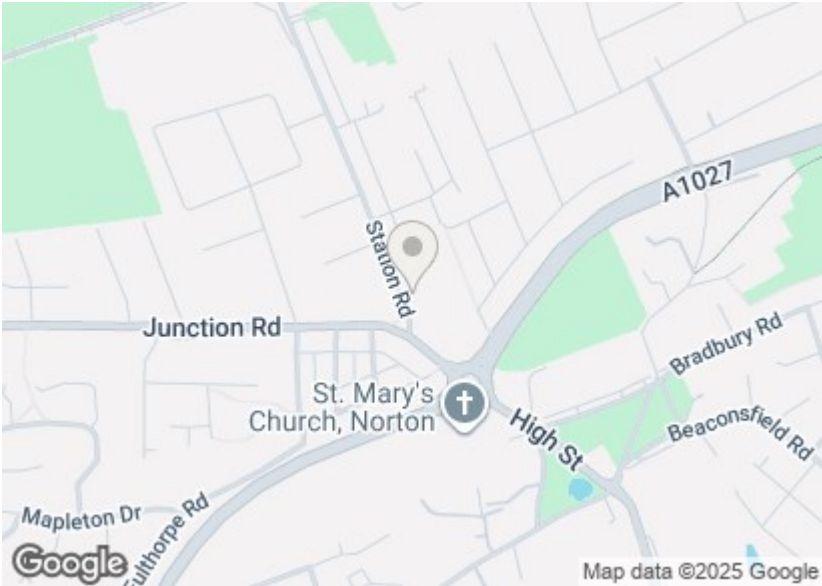


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
69		77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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