



## Billingham Road, Norton, Stockton-On-Tees, TS20 2SA

**NO ONWARD CHAIN !** Perfectly positioned just a short stroll from Norton High Street and the picturesque duck pond, this extended three bedroom semi-detached property has excellent commuter links via the A19 and an abundance of local amenities, shops, restaurants, bars and highly regarded schools nearby, it offers the ideal setting for family life.

The ground floor welcomes you with an entrance hallway leading into a spacious bay-fronted lounge and dining room, enhanced by a feature log burner and patio doors opening to the rear. The impressive family kitchen, designed with modern living in mind with a large central island, vaulted ceiling, integrated appliances, and stylish bi-folding doors create a perfect space for both entertaining and everyday family life. A separate utility room and ground floor shower room form part of a thoughtful garage conversion, which still retains valuable storage at the front of the property.

Upstairs, there are three generously sized bedrooms, the master enjoying fitted wardrobes and a bay window, alongside a modern family bathroom complete with a freestanding bath.

Externally, the home offers off-road parking on a driveway to the front, while the rear garden has been landscaped for low maintenance with split-level seating areas and an enclosed section ideal for children. This attractive home is double glazed, benefits from gas central heating, and is offered to the market with no onward chain, making it a great opportunity in such a sought-after location.

**£210,000**





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### HALL

### LOUNGE

24'2" x 13'1" (7.38 x 4.01)

### KITCHEN/DINING ROOM

17'9" x 17'7" (5.42 x 5.37)

### UTILITY

6'11" x 5'1" (2.11 x 1.56)

### LANDING

### BEDROOM ONE

12'7" x 10'3" (3.84 x 3.14)

### BEDROOM TWO

11'8" x 9'3" (3.57 x 2.84)

### BEDROOM THREE

7'4" x 6'10" (2.26 x 2.09)

### SHOWER ROOM

4'10" x 4'7" (1.48 x 1.42)

### BATHROOM

8'6" x 6'11" (2.60 x 2.13)

### 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.

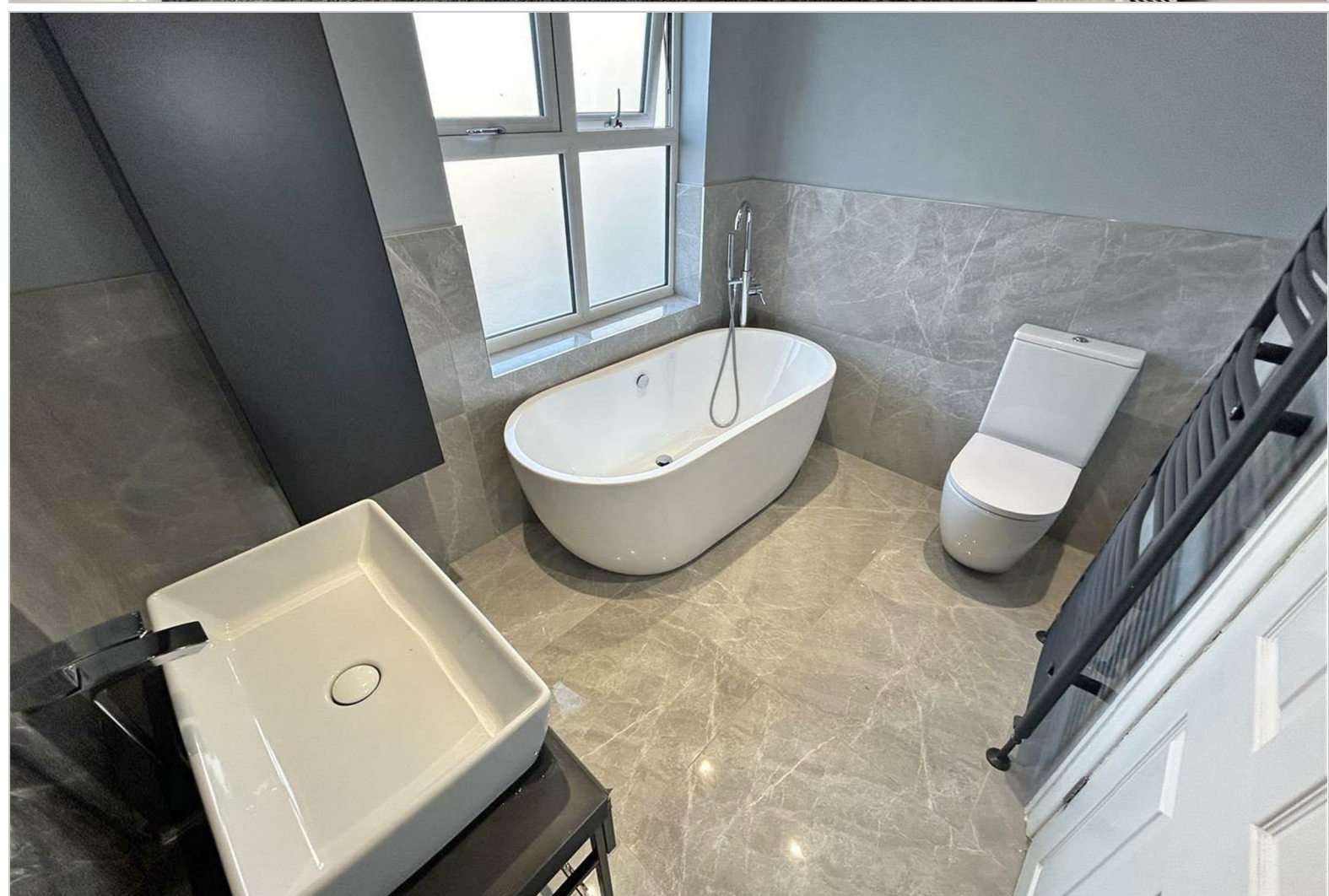


Tel: 01642 615657



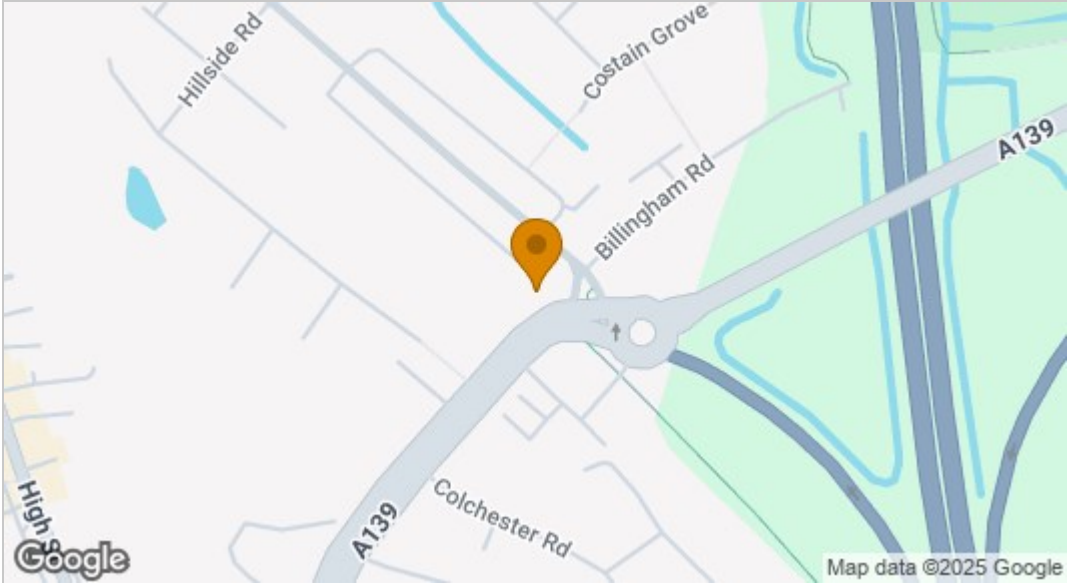




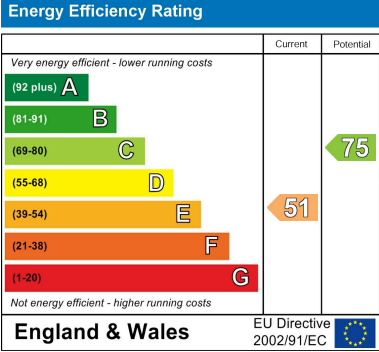




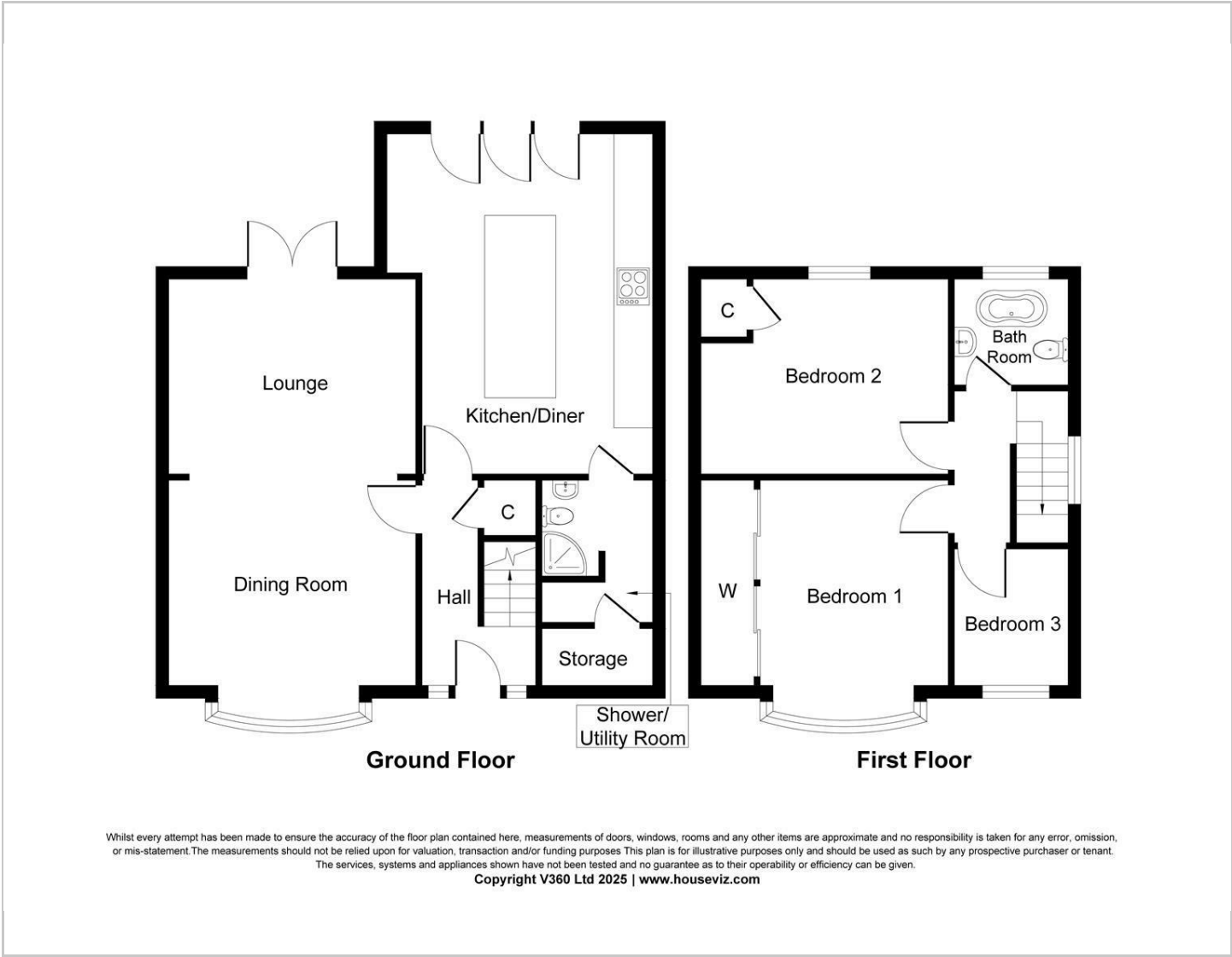
Map



EPC graph



Floor Plan



VIEWING

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

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