



Weaverham Road  
Norton, Stockton-On-Tees

£200,000  
ENERGY RATING: C-71

A spacious three double bedroom family home located on the much sought after Glebe estate of Norton. The accommodation comprises; entrance porch, cloaks/WC, large lounge with archway leading to a dining room, UPVC conservatory, kitchen with integrated appliances, three first floor double bedrooms and a modern shower room/WC. There is a lawned garden to the front of the property with a double driveway leading to a garage and an enclosed, West facing, garden to the rear. Glebe Primary School is just a short walk away, the very popular High Street, village green & duck pond are only a little further away and the property is also easily served with excellent commuter links of the A19 and A66 nearby. Energy Rating: C-71. Council Tax Band: C (£2,076.44).





- Spacious Semi-Det. Family Home • Three Double Bedrooms • Lounge, Dining Room & Conservatory • Modern Kitchen & Shower Room

## Entrance Porch

UPVC entrance door, front & side aspect UPVC double glazed windows, meter cupboards, laminate flooring, coving and a radiator.

## Cloaks/WC

Front aspect UPVC double glazed window, corner wash basin, low level WC, part tiled walls, laminate flooring, coving and a chrome heated towel rail.

## Lounge

4.18m x 2.99m (13'8" x 9'9")

Front aspect UPVC double glazed window, feature fireplace with pebble effect electric fire, coving, radiator and an archway leading to:

## Dining Room

3.59m x 2.99m (11'9" x 9'9")

Rear aspect UPVC double glazed patio doors opening to conservatory, laminate flooring, coving and a radiator.

## Conservatory

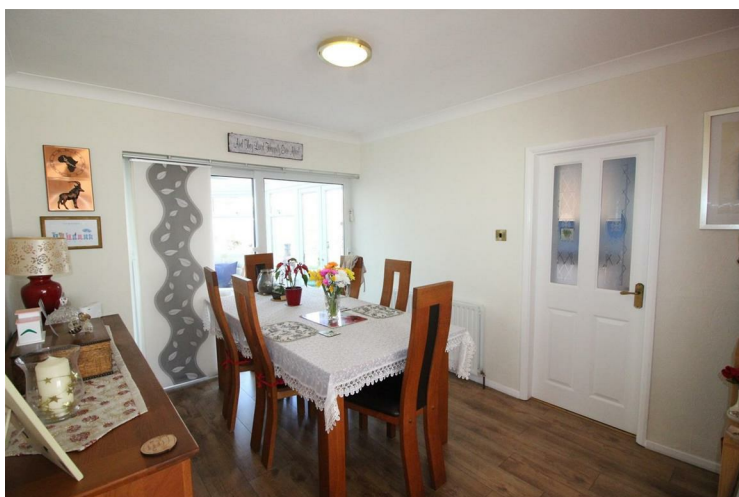
3.23m x 2.45m (10'7" x 8'0")

Brick dwarf wall and UPVC construction with side aspect UPVC double glazed French doors opening to the garden, tiled floor and a fan light.

## Kitchen

3.58m x 2.68m (11'8" x 8'9")

Rear aspect UPVC double glazed window and a UPVC stable style door opening to the garden. A range of white high gloss base & wall with units with rolled worksurfaces & matching upstand incorporating a 1½ bowl stainless steel sink unit & mixer tap and gas hob with stainless steel splashback. Built-in oven & microwave oven, integrated washing machine & dishwasher, freestanding fridge/freezer, tile effect laminate flooring and an under stair storage cupboard housing combi boiler.



- West Facing Garden, Drive & Garage • Close to Popular Local Primary School • Energy Rating: C-71 • Council Tax Band: C (£2,076.44)



### Hall / First floor Landing

Stairs to first floor, side aspect UPVC double glazed window, two radiators and access to loft via pull-down ladder.

### Bedroom One

4.11m x 3.08m (max.) (13'5" x 10'1" (max.))

Front aspect UPVC double glazed window, fitted sliding wardrobes, built-in wardrobe & cupboard and a radiator.

### Bedroom Two

3.12m x 3.77m (10'2" x 12'4")

Rear aspect UPVC double glazed window, built-in wardrobe & cupboard and a radiator.



### Bedroom Three

2.97m x 2.65m (9'8" x 8'8")

Front aspect UPVC double glazed window, coving and a radiator.

### Shower Room/WC

Rear aspect UPVC double glazed window, walk-in corner cubicle with Mira electric shower, vanity unit housing modern wash basin, low level WC, fully tiled walls & floor, spot lights, extractor fan and a chrome heated towel rail.



### Externally

There is an open lawn to the front of the property with well stocked flowerbeds, double driveway leading to a garage (5.61m x 2.50m) with up & over door, power & lighting and a rear door accessed from the garden. To the rear is a West facing enclosed garden with raised lawn, patio and decked areas, borders with established plants & shrubs and a greenhouse.









## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Floor Area** - 1020.00 sq ft  
**Tenure** - Freehold




**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	71	88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	71	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales  
63 Queensway  
Billingham  
TS23 2LU

01642530919  
info@drummondstates.co.uk  
www.drummondstates.co.uk

**drummonds**  
estate agents