



87 Norton Avenue, Norton - TS20 2JS
Stockton-On-Tees



In Excess of £120,000



Norton Avenue

Norton, Stockton-On-Tees

This beautifully presented three bedroom, one bathroom semi-detached house offers a perfect blend of modern living and classic charm. The property features two well-proportioned reception rooms, one of which opens into a contemporary open plan kitchen dining area. The kitchen boasts sleek white units, stylish checkered and tiled backsplashes, and flooring. Ample natural light floods the interiors through large windows and French doors, creating bright, inviting spaces throughout. The layout extends seamlessly into a bright conservatory, which provides direct access to the spacious, fenced rear garden - ideal for indoor-outdoor living and family gatherings.

Additional benefits include a modern bathroom. The property is enhanced by contemporary fixtures, and neutral decor, allowing for easy personalisation. Outside, a charming front garden with a low brick boundary wall and a bay window adds kerb appeal and character. The rear garden features a paved patio area, perfect for outdoor seating and entertaining. This home is ready to offer a comfortable and stylish lifestyle for its new owners. Early viewing is highly recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

Lounge

11' 11" x 15' 6" (3.63m x 4.72m)

Kitchen/Diner

19' 2" x 11' 1" (5.83m x 3.38m)

Conservatory

10' 1" x 11' 11" (3.07m x 3.63m)

Landing

Bathroom

4' 7" x 9' 1" (1.40m x 2.76m)

Bedroom 1

10' 11" x 12' 8" (3.34m x 3.87m)

Bedroom 2

12' 0" x 9' 7" (3.66m x 2.93m)

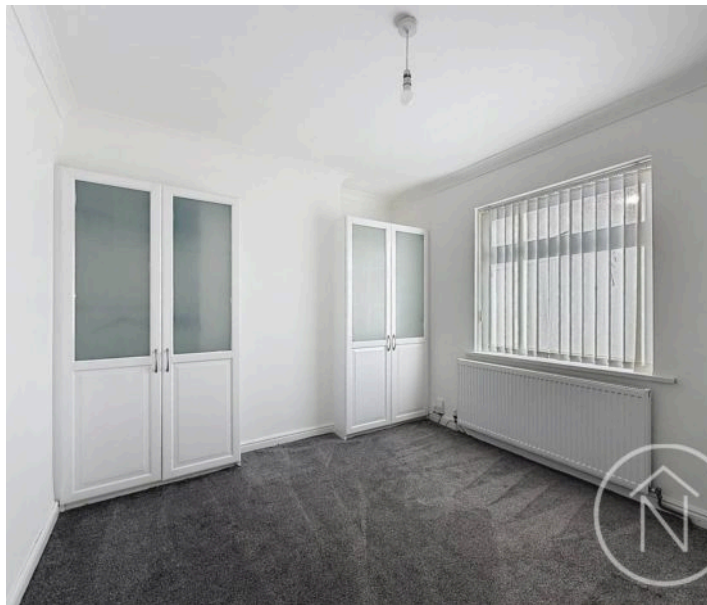
Bedroom 3

9' 2" x 8' 7" (2.79m x 2.62m)





GARDEN



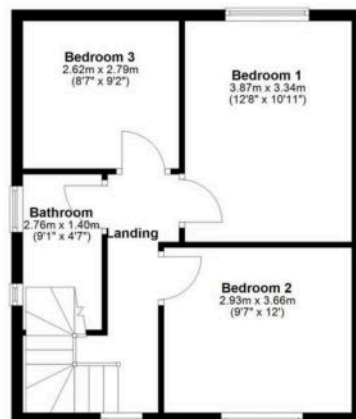
Ground Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 96.6 sq. metres (1039.9 sq. feet)



Northgate - Teesside

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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.