



Kings Court, Norton - TS20 2UG  
Stockton-On-Tees



In Excess of £140,000





## 9 Kings Court

### Stockton-On-Tees

This beautifully presented three-bedroom semi-detached house offers a harmonious blend of modern style and practical family living. The property welcomes you with a neat front garden and convenient off-road parking, ensuring easy access and great kerb appeal. Inside, the spacious living room exudes warmth and character, featuring decorative panelling, modern flooring and a large window that fills the space with natural light. The heart of the home is the contemporary kitchen, boasting sleek white cabinetry, integrated appliances, a striking backsplash, and illuminated by decorative pendant lighting.

Upstairs, the three generously sized bedrooms are designed with comfort and versatility in mind. The main bedroom enjoys a large window, plush carpeting, modern decor, offering a cosy retreat. The modern family bathroom impresses with its sleek design, including a bath with shower over, integrated storage, an illuminated mirror, and contemporary fixtures.

The property excels with its outdoor spaces, offering a multi-level landscaped garden that provides both functionality and privacy. The brick patio with built-in wooden seating is ideal for relaxing or entertaining, while the elevated grassy area and privacy fencing create a secluded environment for family gatherings or peaceful enjoyment. The brick exterior and double-glazed windows enhance the home's classic and durable design, while the front garden and off-road parking add further convenience and kerb appeal.

Additional features include neutral decor for ease of personalisation. With its blend of stylish interiors, practical layout, and appealing outdoor spaces, this semi-detached house offers a superb opportunity for families or professionals seeking a comfortable and contemporary home ready to move into. Early viewing is highly recommended to fully appreciate the quality and charm of this delightful property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E



**Entrance Hall**

**Lounge**

12' 11" x 15' 0" (3.93m x 4.56m)

**Kitchen**

16' 2" x 10' 7" (4.94m x 3.22m)

**Landing**

6' 5" x 11' 2" (1.96m x 3.41m)

**Bathroom**

6' 5" x 6' 6" (1.96m x 1.98m)

**Bedroom 1**

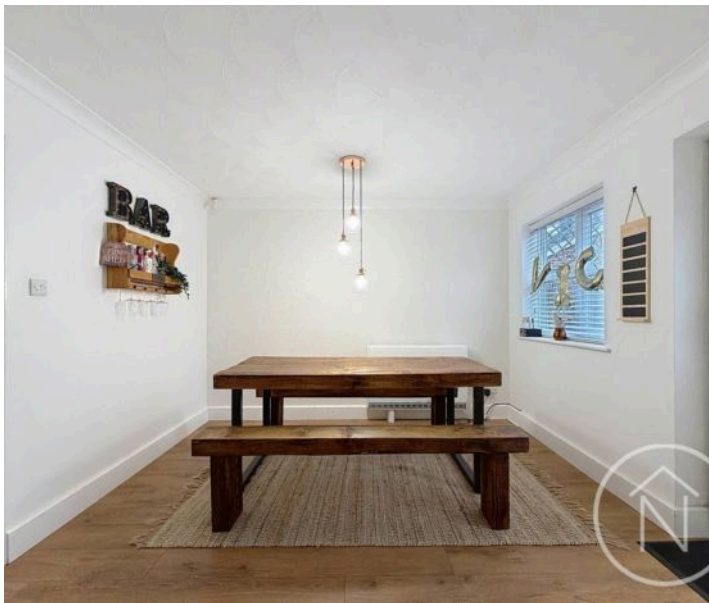
9' 6" x 13' 1" (2.89m x 3.99m)

**Bedroom 2**

9' 6" x 13' 0" (2.89m x 3.97m)

**Bedroom 3**

6' 5" x 7' 10" (1.96m x 2.39m)







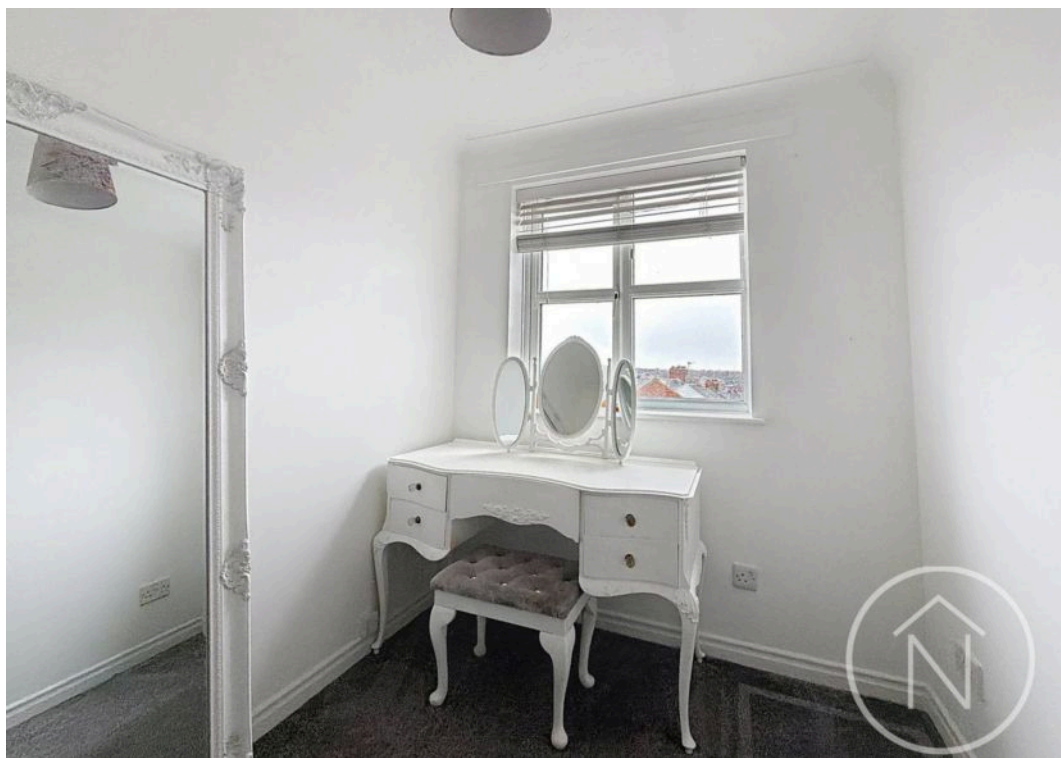
GARDEN

DRIVEWAY

2 Parking Spaces

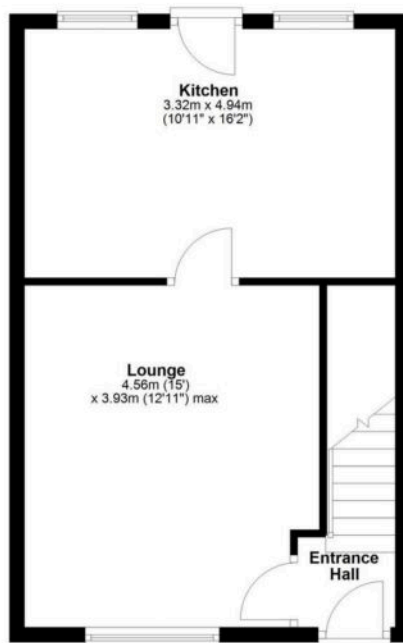






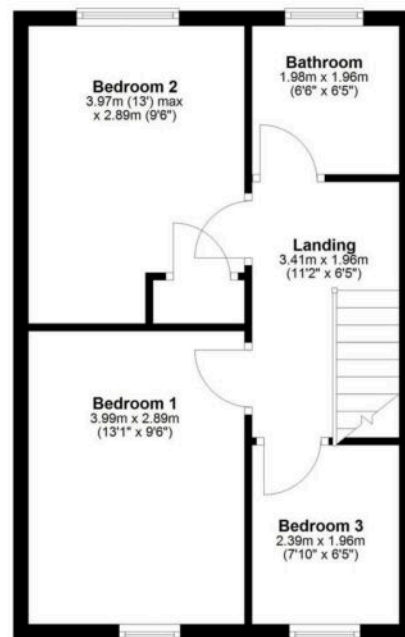
### Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 79.1 sq. metres (851.9 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.