



17 Spencer Drive

Norton Gardens, Stockton-On-Tees, TS20 1FG

Offers in excess of £280,000



Norton Gardens Is A Newly Constructed Development, Situated Off Junction Road & Within Walking Distance To Norton Green, Duck Pond & High Street. Persimmon Built Family Home Benefiting From A Cul-De-Sac Position, No Through Traffic & Nearby Children's Play Area.

Combi Gas Central Heating, uPVC Double Glazing As Standard. External Power & Water Outlets Installed.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location:

Norton Is An Historic, Picturesque Town With A Wide, Tree-Lined High Street Offering A Variety Of Boutique Shops, Eateries, A Library And Other Useful Amenities. A Large Village Green Is Located Just Off The High Street, Complete With A Duck Pond, Providing The Perfect Place For A Leisurely Stroll With The Family.

From Junction Road, Turn Onto Newton Way Then Left Onto Spencer Drive. The Property Sits On The Left-Hand Side.

- Crooksbar Primary School - 14 Minute Walk
- The Glebe Primary School - 12 Minute Walk
- Red House School - 9 Minute Walk
- Nuffield Health Tees Hospital - 12 Minute Walk
- North Tees General Hospital - 6 Minute Drive
- Norton Duck Pond, Green & High Street - 9 Minute Walk

Distance Times Estimated Using Google Maps.

Accommodation Comprises:

Entrance Hallway

Composite Entrance Door, Doors Leading To The Living Room, Kitchen & Cloakroom W.C, Staircase To The First Floor Landing.

Living Room

Double Glazed Window, Radiator.

Kitchen/Diner

Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Sink Unit & Mixer Tap, Built-In Oven, Hob & Overhead Extractor Fan, Integrated Dishwasher & Fridge Freezer, Space For A Washing Machine, Space For A Dining Table & Chairs, French Doors Leading To The Garden, Double Glazed Window, Radiator.

Cloakroom W.C

White Wash Hand Basin, W.C, Radiator.

First Floor Landing

Spacious With Doors Leading To The Bedrooms & Bathroom, Loft Access & Double Glazed Window.

Bedroom One

Fitted Wardrobes, Door Leading To The En-Suite Shower Room, Double Glazed Window, Radiator.

En-Suite Shower Room

Shower Cubicle, White Wash Hand Basin, W.C, Double Glazed Window, Radiator.

Bedroom Two

Double Glazed Window, Radiator.

Bedroom Three

Double Glazed Window, Radiator.

Bedroom Four

Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising: Bath, Wash Hand Basin, W.C, Double Glazed Window, Radiator.

Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: E

Council Tax Estimate £2,614

Disclaimer:

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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process. (STPP) Is Subject To Planning Permission.

Note:

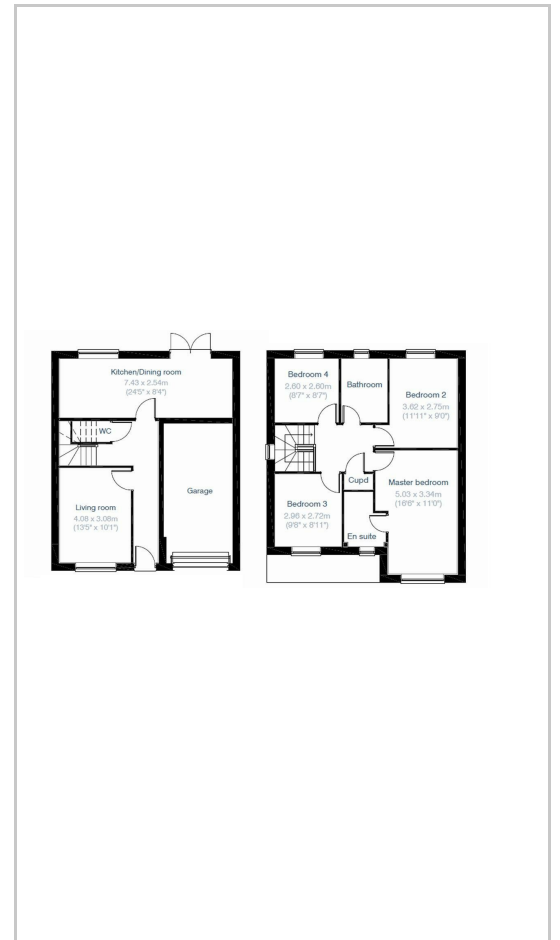
Management Company Charge £120.00 Per Year.

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Area Map



Floor Plans



Energy Efficiency Graph

