



## 1 Costain Grove

Norton, Stockton-on-Tees, TS20 1JW

**Offers in excess of £130,000**



A Beautiful Extended Bungalow For Sale In A Popular Cul-De-Sac Location Near Norton Village Green. Recently Re-Decorated & Spacious Throughout With Entrance Porch, Generous Size Kitchen, Lounge, Two Bedrooms & A Modern Bathroom With Walk-In Shower. The Loft Is Fully Boarded Creating Additional Storage Space. Externally, The Garden To The Rear Aspect West Facing & Low Maintenance. The Graveled Area At The Front Aspect Provides Off-Road Parking With Visitor Parking Opposite.

The Vendor Informs Us The Gas Combi Boiler Has A Valid Gas Safety Certificate & The Electrics Have Been Inspected With A Valid EICR Certificate.

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.

- Norton Village Green & Duck Pond - 6 Minute Walk
- Norton High Street, Bars & Restaurants - 7 Minute Walk
- Red House School - 7 Minute Walk
- St Josephs Catholic Primary School - 10 Minute Walk

Distance Times Estimated Using Google Maps.

**Accommodation Comprises:**

**Entrance Hallway**

Entrance Door, Leads To Kitchen.

**Lounge**

Feature Fireplace, uPVC Double Glazed Windows, Radiator.

**Kitchen**

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven & Hob, Space For Appliances, Radiator, uPVC Double Glazed Window, Leads To Inner Hallway.

**Inner Hallway**

Access To Kitchen, Lounge, Bedrooms & Bathroom.

**Bedroom One**

Window, Radiator.

**Bedroom Two**

uPVC Double Glazed Window, Radiator, Access To Loft Via Hatch.

**Bathroom**

Fitted With A Walk-In Shower, Hand Wash Basin, W/C, Radiator, uPVC Double Glazed Window.

**Loft Space**

Fully Boarded With Pull Down Ladder, Velux Window.

**Energy Efficiency Rating: E**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: A**

Estimate £1,426

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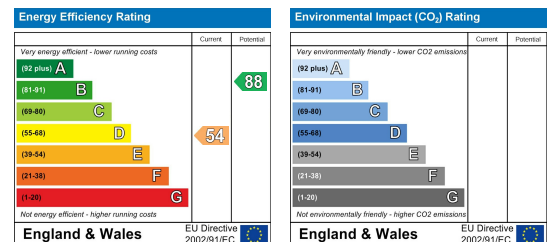
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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