



## 52 Collins Avenue

Norton, TS20 2QY

**Offers in excess of £117,500**



Welcome To This Charming Semi-Detached House Located At Collins Avenue In Norton. This Delightful Property Boasts A Double Frontage Featuring A Quaint Rain Canopy With Spotlights, Adding Character And Curb Appeal.

Upon Entering, You'll Be Greeted By A Dual-Aspect Kitchen/Diner And Living Room, Allowing Natural Light To Flood The Space, Creating A Warm And Inviting Atmosphere. The Layout Is Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones.

This Lovely Home Features Two Generously Sized Double Bedrooms, Providing Ample Space For A Growing Family.

Step Outside To Discover The Enclosed West-Facing Rear Garden, Ideal For Enjoying Those Sunny Afternoons Or Hosting Summer Barbecues. Additionally, The Block-Paved Driveway Offers Convenient Off-Road Parking, Ensuring You Never Have To Worry About Finding A Space After A Long Day.



**Location:**

Collins Avenue Is Accessed Via South Road, Attractively Positioned Within A Mature And Sought-After District, With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of Some Of Norton's Popular Bars & Restaurants, Sports Facilities And Its' Renowned Tree-Lined High Street & Duck Pond.

- Red House School - 14 Minute Walk or 5 Minute Drive
- St Josephs Catholic Primary School - 5 Minute Drive
- North Shore Academy - 4 Minute Drive or 16 Minute Walk
- Norton Primary Academy - 9 Minute Walk
- Norton Village Green, Duck Pond & High Street- 7 Minute Walk
- Lidl, 24-28 High St - 9 Minute Walk
- Tees Barrage & Water Sports - 12 Minute Drive

Distance Times Estimated Using Google Maps.

**Entrance Hallway**

uPVC Double Glazed Door, Doors Leading To The Kitchen & Living Room, Staircase To The First Floor Landing.

**Living Room**

15'7" x 10'5" (4.75m x 3.18m)  
uPVC Double Glazed Window, Radiator.

**Kitchen/Dining Room**

16'2" x 10'2" (4.95m x 3.1m)  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built-In Oven & Hob. Space For Appliances & A Dining Table With Chairs, Pantry/Storage Cupboard, uPVC Double Glazed Window, Radiator.

**First Floor Landing**

Access To Bedrooms & Bathroom.

**Bedroom One**

15'1" x 10'5" (4.62m x 3.2m)  
uPVC Double Glazed Window, Radiator.

**Bedroom Two**

13'8" x 8'3" (4.17m x 2.54m)  
uPVC Double Glazed Window, Radiator.

**Family Bathroom**

Fitted With A White Shower Over Bath, W.C, Wash Hand Basin, uPVC Double Glazed Window, Storage Cupboard, Radiator.

**Loft Space**

Ideal For Storage With Pull Down Ladder.

**Parking**

Block Paved Driveway.

**Energy Efficiency Rating: C**

The Full Energy Efficiency Certificate Is Available On Request.

**Property Information**

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: Cable
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: None which our clients are aware of
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None

**Disclaimer**

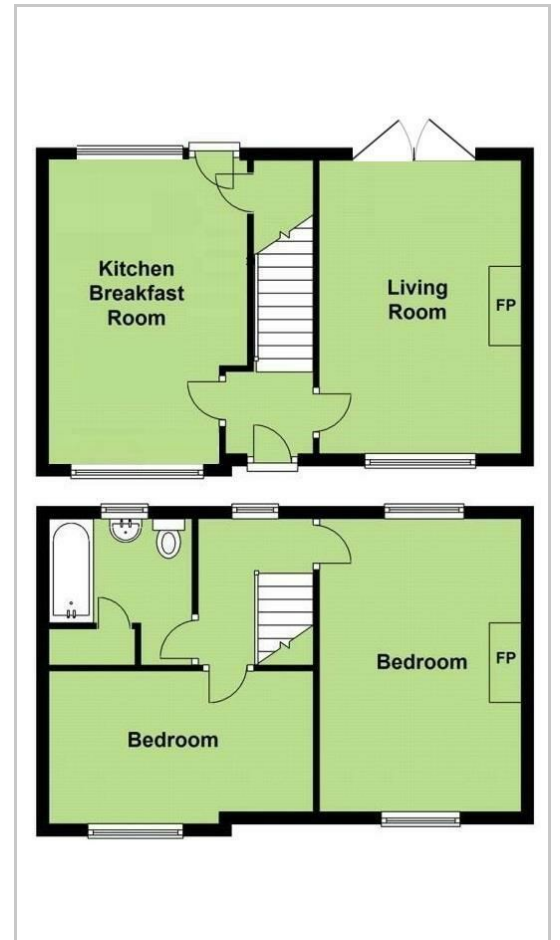
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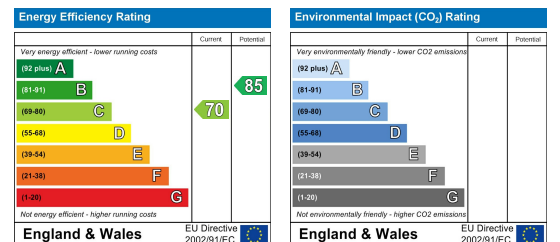
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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