



10 Elcoat Road

Norton, TS20 1JE

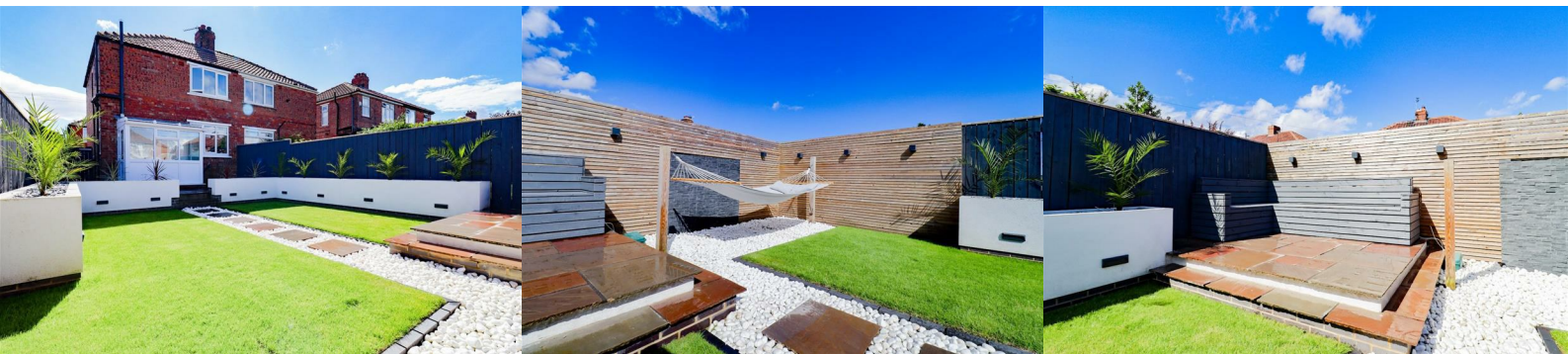
Offers in excess of £175,000



Welcome To Elcoat Road In Norton This Delightful Semi-Detached House Is A True Gem Waiting To Be Discovered. Boasting Three Cosy Bedrooms And A Sleek Modern Bathroom, This Property Is Perfect For Families Or Those Seeking A Bit Of Extra Space.

Step Inside To Find A Fully Refurbished Interior That Exudes Elegance And Style. The Modern Kitchen Is A Chef's Dream, Complete With A Convenient Breakfast Bar, Built-In Oven & Dishwasher For All Your Culinary Adventures. The Essential Ground Floor W.C. And Understairs Storage Cupboard Add Practicality To This Already Impressive Home.

One Of The Highlights Of This Property Is The Recently Landscaped Rear Garden, Featuring A Tranquil Waterfall Feature That Creates A Peaceful Oasis Right In Your Backyard. Imagine Relaxing In This Serene Setting After A Long Day - Pure Bliss!



Location:

Elcoat Road Can Be Accessed Via Beaconsfield Road.

St Joseph's Catholic Academy - 11 Minute Walk
King Edwin School - 9 Minute Walk
Red House School - 10 Minute Walk
Norton High Street, Bars, Shops - 10 Minute Walk
North Shore Academy - 6 Minute Drive, 27 Minute Walk
Excellent Road Links With The A19 Just Minutes Away

Distance Times As Suggested By Google Maps

Entrance Hallway

Composite Entrance Door With Keyless Entry, Access To Lounge And Staircase To The First Floor.

Lounge

12'2" x 14'4" (3.73m x 4.37m)

Media Wall With Feature Electric Fire, Space For A TV & Sound Bar, Door Leading Though To The Kitchen, uPVC Double Glazed Bay Window, Radiator.

Kitchen

7'10" x 16'8" (2.41m x 5.1m)

Fitted With A Range Of Base, Wall And Draw Units, Worksurface With A Composite Sink Unit & Mixer Tap, Built-In Oven, Hob With Overhead Extractor Hood, Integrated Dishwasher, Space For A Fridge Freezer, Breakfast Bar, Door Leading To The Sun Room, uPVC Double Glazed Window, Radiator.

Sun Room

Door Leading To Rear Garden & Ground Floor W/C, uPVC Double Glazed Windows

Ground Floor W/C

Fitted With A W/C & Hand Wash Basin.

First Floor Landing

Access To Bedrooms And Bathroom, uPVC Double Glazed Window, Glass Balustrade.

Bedroom One

12'9" x 10'5" (3.89m x 3.2m)

Feature Wall & LED Lighting, uPVC Double Glazed Window, Radiator

Bedroom Two

10'5" x 8'0" (3.2m x 2.46m)

Feature Wall, uPVC Double Glazed Window, Radiator

Bedroom Three

6'9" x 5'10" (2.06m x 1.78m)

Mirrored Feature Wall, Fitted With Built-In Shelving & Wardrobes, uPVC Double Glazed Window, Radiator

Family Bathroom

Fitted With A White Three Piece Suite Including W/C, Hand Wash Basin & Waterfall Shower Over Bath, uPVC Double Glazed Window, Ladder Style Towel Radiator.

Loft Space

Insulated.

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Will Then Be 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: B

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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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.

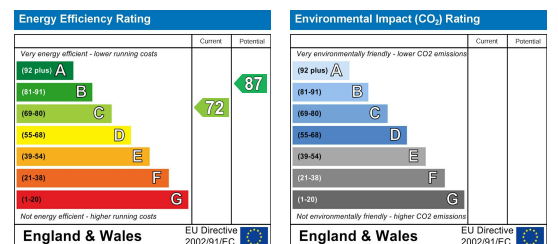
Area Map



Floor Plans



Energy Efficiency Graph



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