



## 41 Kinderton Grove

The Glebe, Norton, TS20 1QS

**Offers in excess of £180,000**

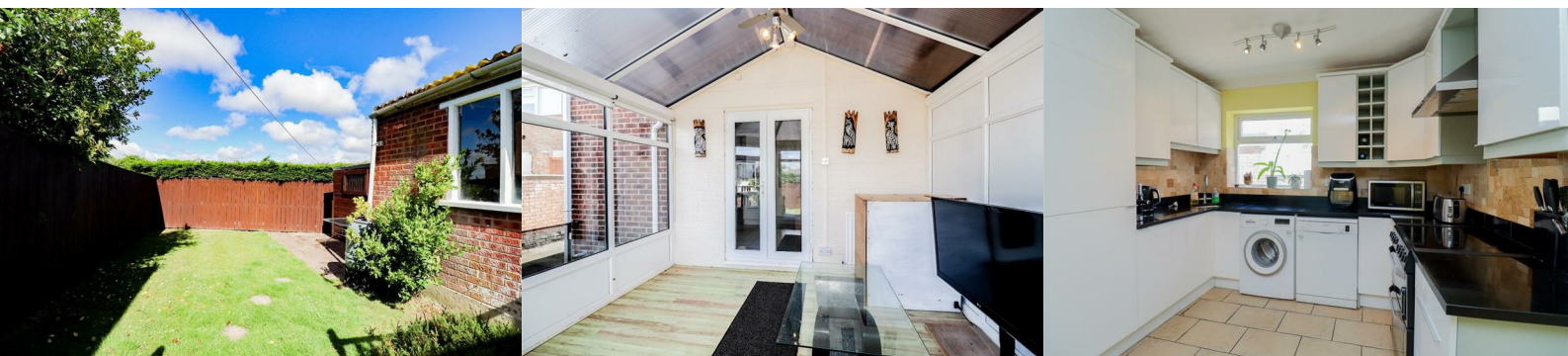


No Onward Chain & Vacant Possession - This Delightful Semi-Detached House Is Located In The Sought-After Area Of The Glebe In Norton. This Property Boasts A Spacious Interior With 3 Good-Sized Bedrooms Perfect For A Growing Family Or Those Who Love To Entertain Guests.

One Of The Highlights Of This Property Is The Open Plan Kitchen/Dining Area, Ideal For Hosting Dinner Parties Or Simply Enjoying Family Meals Together. The Addition Of A Conservatory Brings In Plenty Of Natural Light, Creating A Warm And Inviting Atmosphere Throughout.

Step Outside Into The West-Facing Enclosed Rear Garden, Complete With A Decked Seating Area, Perfect For Relaxing On Sunny Afternoons Or Hosting Summer Barbecues. The Driveway And Detached Garage Provide Ample Space For Storage Or Additional Parking.

Situated Within Walking Distance To Glebe Primary School And Norton High Street, This Property Offers Convenience And Accessibility To Local Amenities And Schools, Making It An Ideal Choice For Families.



### 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 - 19 Minute Walk  
The Glebe Primary School - 8 Minute Walk  
North Shore Academy - 30 Minute Walk/8 Minute Drive  
ALDI, Darlington Ln - 10 Minute Walk/4 Minute Drive  
The Highland Laddie - JD Wetherspoon - 20 Minute Walk  
The Glebe Community Centre, Shops & The Centenary Pub - 8 Minute Walk

Bus Routes -  
Junction Road 37 To Stockton Centre & 38 Billingham & Hartlepool  
Ashton Road - 37 To Stockton Centre

Distance Times As Estimated By Google Maps.

### Entrance Hallway

Composite Entrance Door, Doors Lead To Lounge & Kitchen/Diner, Staircase To The First Floor.

### Lounge

uPVC Double Glazed Bay Window, Radiator.

### Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, uPVC Double Glazed Window, Radiator, Storage Cupboard, Space For Appliances, Space For Dining Table & Chairs, French Doors Lead To The Conservatory.

### Conservatory

uPVC Double Glazed Windows & French Doors To Rear.

### First Floor Landing

Open Spindle Balustrade, Access To Bedrooms & Bathroom.

### Bedroom One

uPVC Double Glazed Window, Radiator.

### Bedroom Two

uPVC Double Glazed Window, Radiator.

### Bedroom Three

uPVC Double Glazed Window, Radiator.

### Family Bathroom

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Bath With Overhead Shower, W.C, uPVC Double Glazed Window, Radiator.

### Loft Space

Insulated.

### Detached Garage

Up & Over Door, Power Supply.

### Energy Efficiency Rating D

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: 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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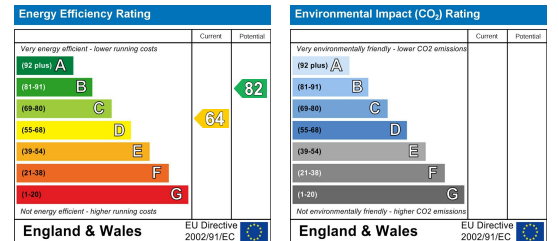
## Area Map



## Floor Plans



## Energy Efficiency Graph



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