



5 Barnett Road

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

Offers in excess of £190,000



Welcome To Barnett Road, Norton Gardens, A Charming End Terrace Townhouse Located In The Heart Off Junction Road. This Newly Built Property, Completed In 2021, Boasts A Modern Design And Comes With The Remaining NHBC Warranty, Ensuring Peace Of Mind For The Lucky New Owners.

As You Step Inside, You Are Greeted By A Spacious Reception Room, Perfect For Entertaining Guests Or Simply Relaxing With Your Family. With Three Double Bedrooms And Two Well-Appointed Bathrooms, There Is Plenty Of Space For Everyone To Enjoy.

One Of The Highlights Of This Property Is The Top Floor Master Bedroom, Complete With Its Own En-Suite Bathroom And Stunning Views. Imagine Waking Up To The Sight Of The Green Belt Area Every Morning!



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 Right-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.

Entrance Porch

Door Leads To The Living Room.

Living Room

uPVC Double Glazed Window, Storage Cupboard, Radiator

Kitchen/Diner

Fitted With A Range Of Base, Drawer & Wall Units, Worksurface Incorporating & Stainless Steel Sink Unit & Mixer Tap, Built-In Oven, Hob With Overhead Extractor, Space For A Fridge Freezer & Washing Machine, Space For A Table & Chairs, uPVC Double Glazed Window & French Doors, Radiator.

Ground Floor W.C

White Hand Wash Basin, W.C, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom, Staircase To The Top Floor.

Bedroom Two

uPVC Double Glazed Window, Radiator

Bedroom Three

uPVC Double Glazed Window, Radiator

Family Bathroom

Fitted With A Three Piece White Suite Comprising, Bath With Shower Over & Mirrored Glass Screen, Hand Wash Basin, W.C, uPVC Double Glazed Window, Radiator

Top Floor

Storage Cupboard, Door Leading To The Master Bedroom.

Master Bedroom

uPVC Double Glazed Window, Radiator

En-Suite Shower Room

Shower Cubicle, White Hand Wash Basin & W.C, Velux Window, Radiator,

Energy Efficiency Rating: B

The Full Energy Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Management Charge: Approx. £160 Annually
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: C
- 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: Three 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

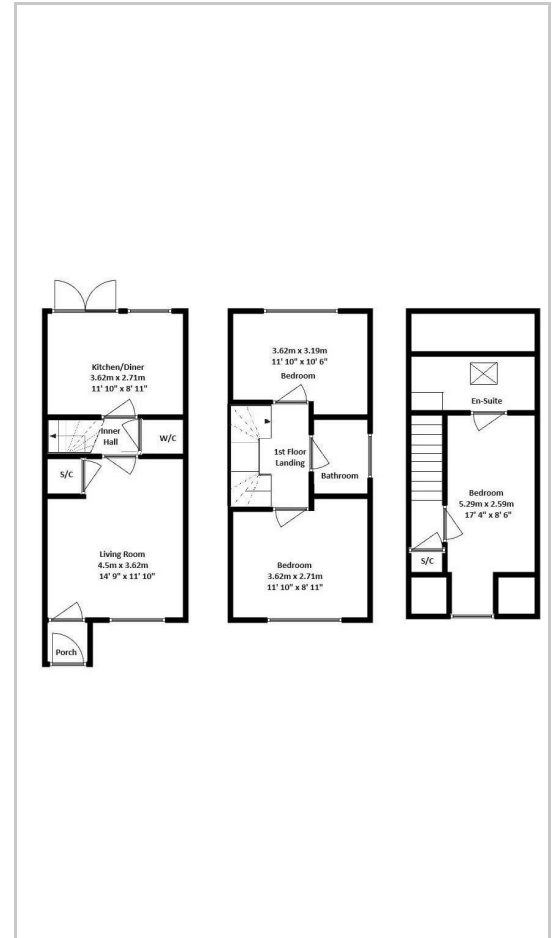
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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.

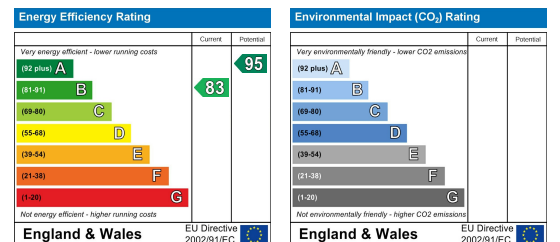
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.