



19 Benson Street

Norton, Stockton-On-Tees, TS20 2SR

£140,000



Welcome To Benson Street, Norton, Stockton-on-tees - A Charming Location That Could Be The Perfect Setting For Your New Home! This End-Terrace House Offers Not Just A Property, But A Lifestyle.

As You Step Inside, You'll Be Greeted By Two Reception Rooms Currently Opened Through Into One, Providing Ample Space For Entertaining Guests Or Simply Relaxing With Your Loved Ones. The Side Room Off The Kitchen, Known As 'The Den', With Its Own Bar Area, Adds A Touch Of Character And Is Perfect For Unwinding After A Long Day.

With Three Bedrooms, There's Plenty Of Room For A Growing Family Or For Those Who Need Extra Space For A Home Office Or Hobby Room. The Loft Space, Already Boarded, Offers Potential For Storage Or Could Be Converted Into A Cosy Hideaway.



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 The A139 or Norton Road, Turn Onto South Road, Left Onto Pine Street, Right Onto Cross Street, Then Left Onto Benson Street. The Property Sits On The Left-Hand Side.

Norton High Street, Bars & Restaurants - 5 Minute Walk
St Josephs Catholic Primary School - 5 Minute Drive/15 Minute Walk
North Shore Academy - 6 Minute Drive/24 Minute Walk
Norton Green, Duck Pond - 11 Minute Walk

Distance Times Estimated Using Google Maps.

Entrance Hallway
Entrance Door Leads To Lounge, Dining Room & Staircase To The First Floor.

Lounge
Feature Fireplace, uPVC Double Glazed Bay Window, Radiator, Opening Through To The Dining Room.

Dining Room
Space For Dining Table & Chairs, uPVC Double Glazed Window, Radiator, Door Leading To The Kitchen.

Kitchen
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, Space For Appliances, Spotlights, Understairs Storage Cupboard, uPVC Double Glazed Window, Door To 'The Den' & Door To Yard/Garden.

'The Den' Bar/Office
uPVC Double Glazed Windows & French Doors To The Yard/Garden.

First Floor Landing
Open Spindle Balustrade, Access To Bedrooms & Bathroom.

Bedroom One
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two
uPVC Double Glazed Window, Radiator.

Bedroom Three
uPVC Double Glazed Window, Radiator, Door & Fixed Staircase Leading To The Loft Room/Bedroom.

Family Bathroom
Fitted With A Four Piece White Suite Comprising: Hand Wash Basin, Panelled Bath, Shower Cubicle, W/C, uPVC Double Glazed Window, Radiator.

Loft Space/Bedroom
Fully Boarded With Electricity Points, Velux Window, Storage In Eaves.

Energy Efficiency Rating: E
The Full Energy Certificate Is Available On Request.

Property Information
Tenure: Freehold
Local Authority: Stockton 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
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.

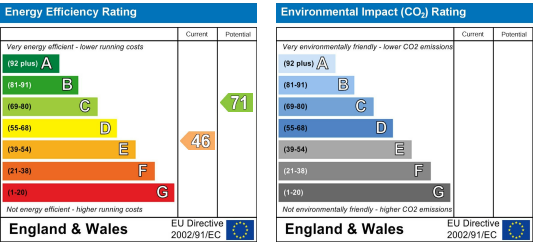
Area Map



Floor Plans



Energy Efficiency Graph



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