



## 4 Collins Avenue

Norton, Stockton-On-Tees, TS20 2QY

**Offers in excess of £190,000**



INTERNAL PHOTOGRAPHS AVAILABLE UPON REQUEST - Welcome To Collins Avenue, Norton, This Period Family Home Is Truly One Of A Kind. Boasting Not One, But Two Generous Reception Rooms And Four Bedrooms, This Property Offers Ample Space For All Your Needs.

As You Step Inside, You'll Be Greeted By A Unique Layout That Is Sure To Impress. The Double Fronted Design Adds Character And Charm To This Already Exceptional Home. The Master Bedroom Comes Complete With Its Own En-Suite Shower Room, Providing A Touch Of Luxury And Convenience.

One Of The Standout Features Of This Property Is The Cobble Side Street That Leads To The Garage, Currently Used As Storage. Imagine The Possibilities - A Quaint Outdoor Space Perfect For Enjoying A Morning Coffee Or Transforming Into A Creative Haven/Workshop.



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

Leads To The Living Room, Dining Rom, Undersove Storage Area, Staircase To The First Floor, Radiator.

Living Room

15'5" x 17'0" (4.70m x 5.18m)  
Fireplace, Bay Window With Secondary Glazing, Radiator.

Dining Room

16'0" x 13'5" (4.88m x 4.09m)  
Fireplace, Bay Window With Secondary Glazing, Radiator, Door Leading To The Kitchen, Understairs Storage Cupboard.

Kitchen

14'1" x 10'9" (4.29m x 3.28m)  
Fitted With A Range Of Units, Work Surface Incorporating A Sink Unit & Mixer Tap, Space For Appliances, Windows x2, External Door, Door Leading Into The Utility Area & Garage.

Utility Area

8'10" x 14'5" (2.69m x 4.39m)  
Under Cover, Door Leading To The Cobble Street To The Side, Opening To The Garage.

Garage

16'0" x 15'1" (4.88m x 4.60m)  
Electric Roller Door, Power Supply.

First Floor Landing

Window, Doors Leading To The Bedrooms, Bathroom & W.C.

Master Bedroom

14'1" x 11'9" (4.29m x 3.58m)  
Window, Radiator, Door To The En-Suite.

En-Suite

4'7" x 10'2" (1.40m x 3.10m)  
Walk In Shower, Hand Wash Basin, W.C, Radiator.

Bedroom Two

9'6" x 10'9" (2.90m x 3.28m)  
Window, Radiator.

Bedroom Three

11'1" x 10'2" (3.38m x 3.10m)  
Window, Radiator.

Bedroom Four

6'2 x 11'11" (1.88m x 3.63m)  
Window, Radiator.

Bathroom

7'10" x 4'11" (2.39m x 1.50m)  
Window, Bath, Hand Wash Basin, Radiator.

W.C

Window, W.C.

Loft Space

Insulated.

Energy Efficiency Rating TBC

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: 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: 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

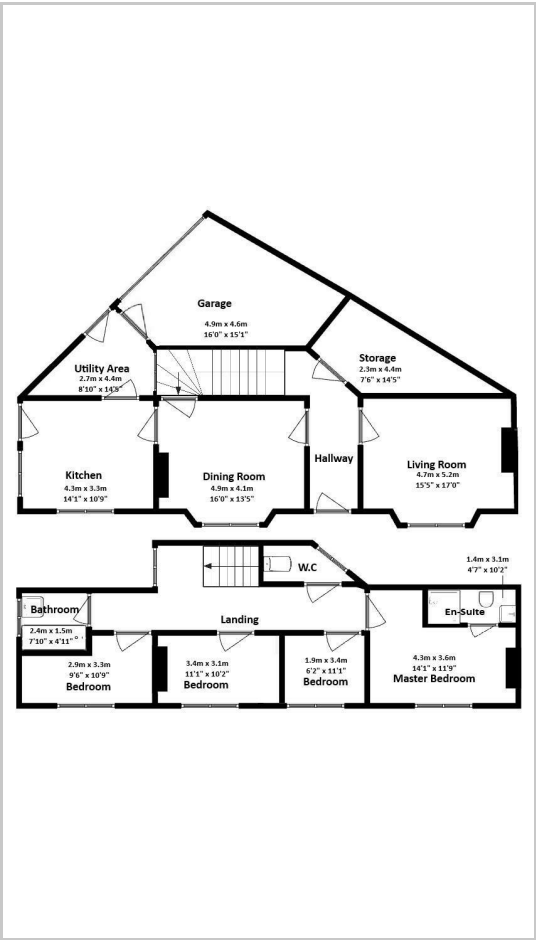
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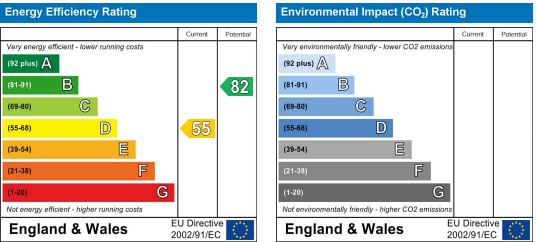
Area Map



Floor Plans



Energy Efficiency Graph



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