



## 1 Spencer Drive

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

**Offers in the region of £190,000**



Nestled In The Charming Norton Gardens Area Of Stockton-on-tees, This Delightful Townhouse On Spencer Drive Offers A Perfect Blend Of Comfort And Modern Living. Spanning Three Well-appointed Floors, The Property Boasts An Inviting Reception Room, Ideal For Both Relaxation And Entertaining. The Lounge Features A Log Electric Fireplace, Creating A Warm And Welcoming Atmosphere For Family Gatherings Or Quiet Evenings In.

This Home Comprises Three Generously Sized Double Bedrooms, Ensuring Ample Space For Family Or Guests. The Master Bedroom Is Particularly Impressive, Complete With Its Own Ensuite Bathroom, Providing A Private Sanctuary For The Homeowner. In Addition To The Ensuite, The Property Features A Second Bathroom, Enhancing Convenience For Busy Mornings Or Hosting Visitors.

The Kitchen Is A True Highlight, Equipped With A Breakfast Bar And A Utility Room, Making It A Practical Space For Culinary Enthusiasts. The Layout Encourages Both Functionality And Social Interaction, Perfect



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.

- Crooksbarn 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

Entrance Leads To The Lounge.

Lounge

Feature Fireplace. uPVC Double Glazed Window, Radiator. Door Leading Through To The Inner Hallway.

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, Integrated Appliances, uPVC Double Glazed Window, Radiator. uPVC Double Glazed French Doors Leading To Rear Garden.

Utility Room

Fitted With A Hand Wash Basin And Wall Units, Space For Appliances.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Bath, W/C, uPVC Double Glazed Window, Radiator, Extractor Fan.

Second Floor Landing

Access To Master Bedroom & Storage Cupboard.

Master Bedroom

uPVC Double Glazed Window, Radiator. Door Through To The En-Suite.

En-Suite

Fitted With A White Suite Comprising; Hand Wash Basin, Walk In Shower, W/C, uPVC Double Glazed Window, Radiator, Extractor Fan.

Loft Space

Energy Efficiency Rating: B

The Full Energy Efficiency 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: 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

Disclaimer

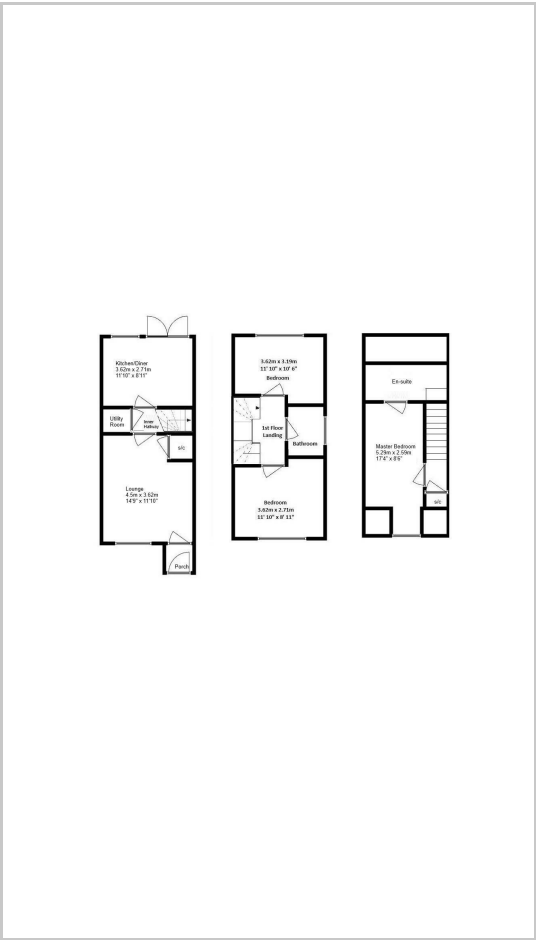
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation 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.

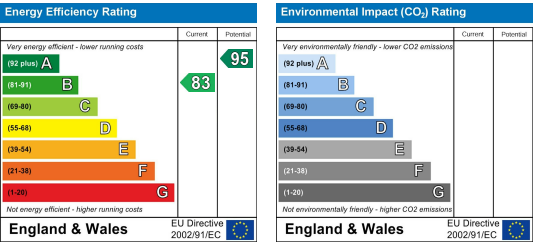
Area Map



Floor Plans



Energy Efficiency Graph



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