



## 1 Spencer Drive

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

**Offers in the region of £185,000**



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: An Area/Open Space Management Charge On The Development - £121.33 Per Year, Paid Until April 2026.
- 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.

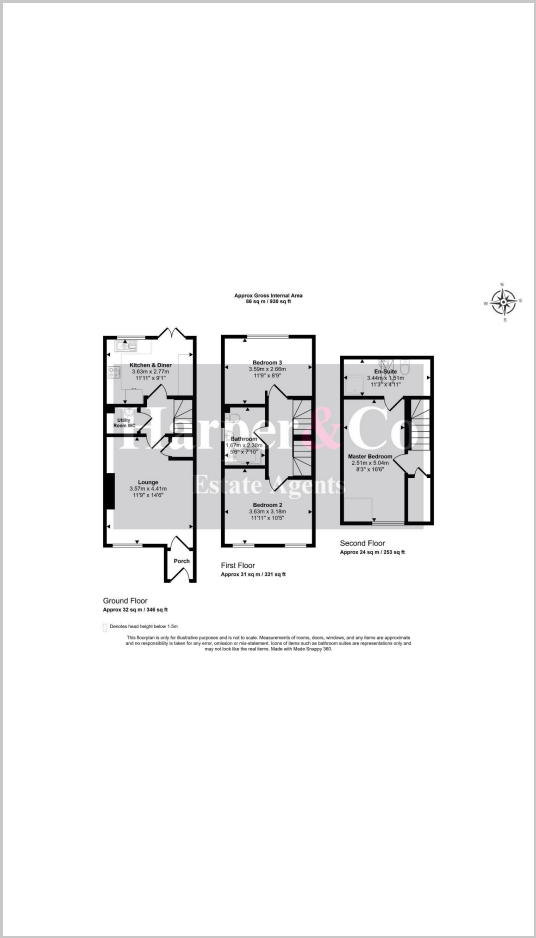
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Area Map



Floor Plans



Energy Efficiency Graph

