



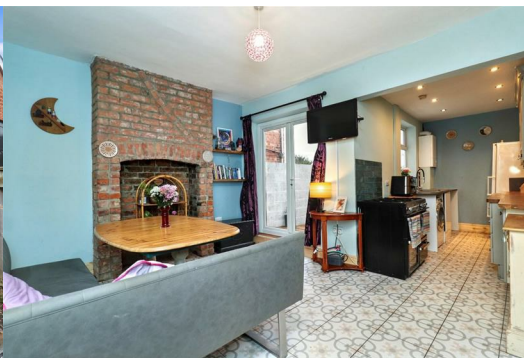
65 Beaconsfield Road

Norton, Stockton-On-Tees, TS20 1JL

Offers in the region of £150,000



Complete Onward Chain - A Charming And Well-Presented Two Bedroom Period Property Located In The Heart Of Norton Village, Offering Spacious Accommodation, Character Features And Excellent Outdoor Space, All Within Walking Distance Of The Village Green, Duck Pond And High Street, Making This An Ideal First Purchase Or Lifestyle Home Priced At £150,000 With Council Tax Band A.



Full Description

Located Within The Highly Desirable Norton Village, This Attractive Two Bedroom Period Property Dates From Circa 1900–1920 And Offers A Wonderful Blend Of Character And Practical Living. Just A Short Walk From The Village Green, Duck Pond And High Street, The Home Is Ideally Positioned For Local Amenities And Community Life.

Internally, The Property Benefits From Two Generous Reception Rooms, One Of Which Opens Into The Kitchen And Features An Exposed Brick Fireplace Alongside French Doors Leading Out To The Courtyard And Garden. Upstairs Are Two Double Bedrooms With Additional Loft Conversion Potential, Subject To Planning Permission. A Spacious Bathroom Includes Both A Separate Shower And Full-Sized Bath.

Externally, The Home Enjoys A Generous Garden, Courtyard Seating Area, Useful Storage Sheds And A Detached Garage Or Outbuilding. Recent Improvements Include A Newly Installed Combi Boiler In 2024 And Replacement Roof Tiles. An Ideal First Purchase Or Character Home In A Sought-After Village Setting.

Location

Beaconsfield Road Is Situated Within The Popular And Well-Established Norton Area Of Stockton-On-Tees, Offering A Highly Convenient Residential Setting Close To A Wide Range Of Local Amenities, Schools And Transport Links. The Location Is Particularly Well Suited To Families And Commuters, With Easy Access To Norton High Street And Norton Green, Providing A Great Selection Of Shops, Cafés, Bars And Restaurants. With Excellent Nearby Schooling Options And Straightforward Access To Major Road Links Including The A19, This Is An Ideal Location For Day-To-Day Convenience And Wider Teesside Travel.

Schools

- The Glebe Primary School – 0.3 Miles, 6 Min Walk / 2 Min Drive
- Crooksbarne Primary School – 0.7 Miles, 15 Min Walk / 4 Min Drive
- Red House School (Primary) – 1.1 Miles, 6–8 Min Drive
- North Shore Academy (Secondary) – 1.4 Miles, 7–10 Min Drive

Local Amenities

- Norton High Street (Shops, Cafés, Bars & Restaurants) – 0.6 Miles, 12–15 Min Walk / 4 Min Drive
- Norton Green & Duck Pond – Approx. 10–15 Min Walk
- Stockton Town Centre – 1.8 Miles, 8–12 Min Drive

Transport

- Stockton Railway Station – 2.1 Miles, 10–15 Min Drive
- A19 Road Link – 5–10 Min Drive

Note

Please Find The Attached Brochure With Material Information For Buyers.

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.

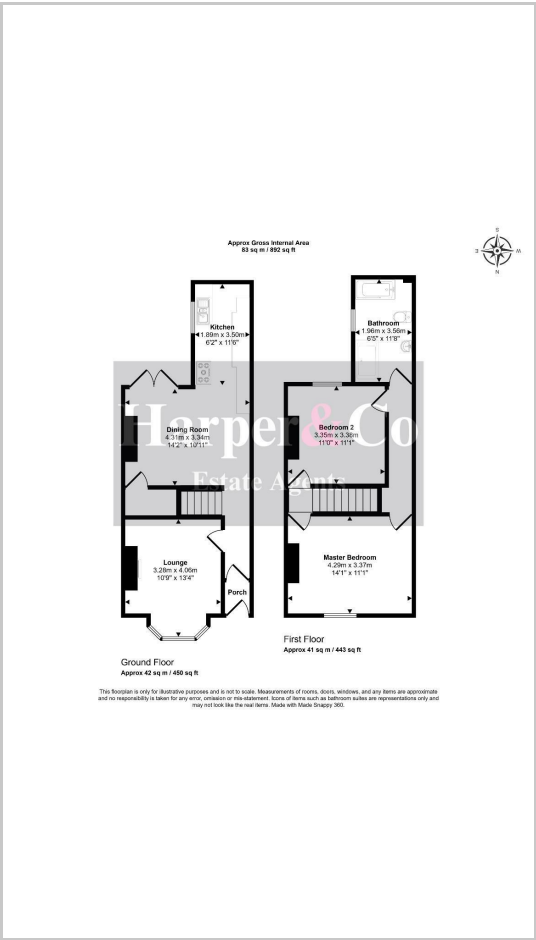
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

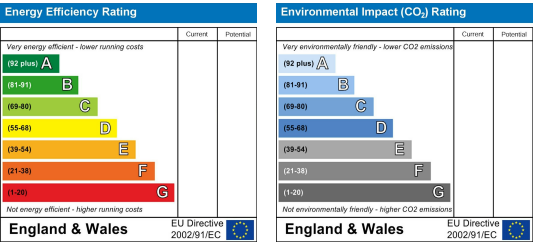
Area Map



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.