



16 Malling Road

Norton, Stockton-On-Tees, TS20 2HP

£150,000



Recently Refurbished, Ready To Move Straight Into. For Sale With The Advantage Of No Onward Chain. Benefiting A Spacious Hallway, Two Reception Rooms, A Newly Fitted Kitchen With Integrated Oven, Hob & Appliances, Newly Laid Flooring & Carpets, Three Bedrooms, Bathroom & Separate W.C. Externally, The Driveway Provides Off-Road Parking & There Are Gardens To The Front, Side & Rear.

The Property Has Been Fully Re-Wired With Certification. The Gas Combi Boiler Comes With A Recent Service & Safety Certificate. Windows & Doors Are uPVC Double Glazed.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location:

Attractively Positioned Within A Mature And Sought-After Norton 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.

Nearby Points Of Interest:

- Norton Duck Pond, High Street & Village - 20 Minute Walk
- Globe Theatre & Stockton High Street - 19 Minute Walk
- Tees Barrage International White Water Centre - 8 Minute Drive
- Nisa Convenience Store, Pizza Takeaway, Tan N Go - 2 Minute Walk

Distance Times Estimated Using Google Maps.

Accommodation Comprises:

Entrance Hallway

8'0" x 7'10" (2.44m x 2.40m)

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

Lounge

20'1" x 10'11" (6.13m x 3.33m)

uPVC Double Glazed Bay Window, Radiator.

Kitchen

9'1" x 8'7" (2.79m x 2.63m)

Fitted With A Range Of Base, Wall & Drawer Units, Worksurfaces Incorporating Stainless Steel Sink Unit & Mixer Tap, Oven, Hob With Overhead Extractor Fan, uPVC Double Glazed Window & Door To The Rear.

Dining Room

15'8" x 9'0" (4.78m x 2.75m)

Space For Dining Table & Chairs, uPVC Double Glazed Window, Understairs Storage Cupboard, Radiator.

First Floor Landing

uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

Bedroom One

10'11" x 9'10" (3.34m x 3.00m)

uPVC Double Glazed Window, Radiator.

Bedroom Two

10'9" x 9'8" (3.28m x 2.97m)

uPVC Double Glazed Window, Radiator.

Bedroom Three

8'2" x 7'11" (2.49m x 2.43m)

uPVC Double Glazed Window, Radiator.

Bathroom

8'4" x 6'3" (2.55m x 1.92m)

Fitted With A White Three-Piece Suite Comprising, Hand Wash Basin, Bath With Overhead Shower, Storage Cupboard, Radiator, uPVC Double Glazed Window.

W.C

5'3" x 2'6" (1.61m x 0.77m)

White W.C, uPVC Double Glazed Window.

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: A

Annual Estimate £1,426

Disclaimer

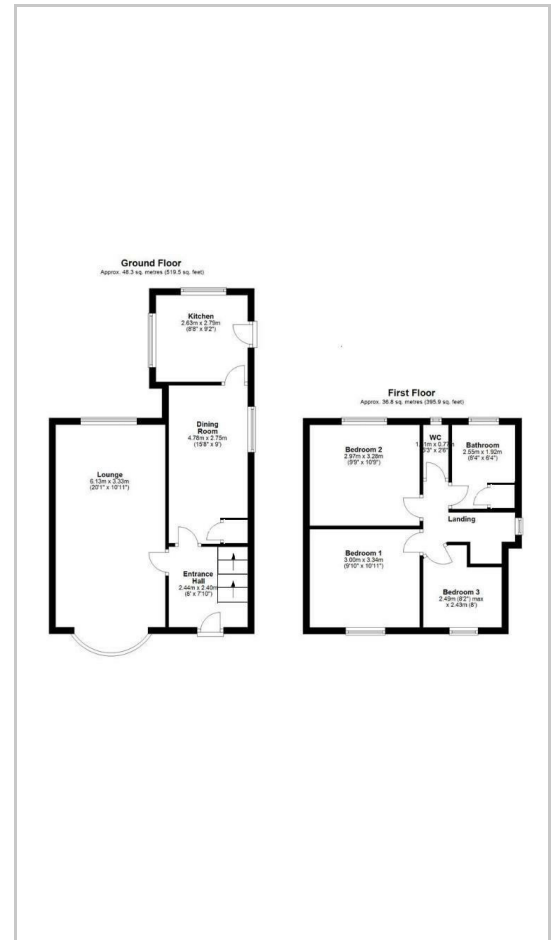
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees 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.

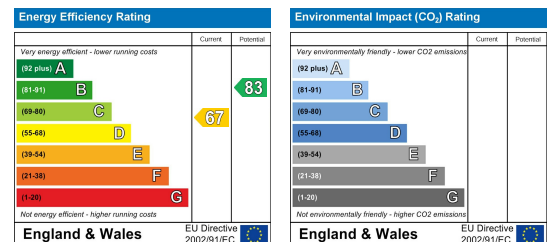
Area Map



Floor Plans



Energy Efficiency Graph



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.