



## 9 Weston Crescent

Norton, Stockton On Tees, TS20 2HU

Offers in the region of £115,000

BEING LOCATED IN A POPULAR RESIDENTIAL AREA WITHIN NORTON THIS THREE BEDROOM SEMI DETACHED PROPERTY IS IDEALLY SUITED TO FIRST TIME BUYERS OR YOUNG FAMILIES ALIKE.

THE PROPERTY OFFERS FAMILY SIZED LIVING ACCOMMODATION THROUGHOUT BRIEFLY INCLUDING AN ENTRANCE HALL, TWO RECEPTION ROOMS, AND A LENGTHY KITCHEN TO THE GROUND FLOOR.

THE FIRST FLOOR OFFERS A FAMILY BATHROOM AND THREE BEDROOMS OF WHICH THE FIRST TWO ARE GENEROUSLY SIZED DOUBLES.

EXTERNALLY THE PROPERTY IS EQUALLY AS IMPRESSIVE WITH A FENCE ENCLOSED FORECOURT STYLE GARDEN TO THE FRONT WITH A DRIVEWAY RUNNING DOWN THE SIDE OF THE PROPERTY TO A GARAGE WHICH IS SITUATED WITHIN A WELL SIZED GARDEN WHICH OFFERS AN AREA OF LAWN WITH AN ADDITIONAL PATIO / SEATING AREA.

THE PROPERTY IS SENSIBLY PRICED AND OFFERS SCOPE FOR SOMEONE TO ADD THEIR OWN TASTE AND MAKE IT INTO THEIR PERFECT LONG TERM HOME!

- AN IDEAL POSITION FOR COMMUTING DUE TO THE CLOSE PROXIMITY TO STOCKTON, MIDDLESBROUGH AND ALSO THE A19 AND A66 ROADLINKS.
- FOR ANY SUN WORSHIPPERS THE PROPERTY BOASTS A SOUTH FACING GARDEN TO THE REAR
- THE ROAD IS SITUATED WITHIN A QUIETER LOCATION SET BACK FROM BUSIER THROUGH ROADS.
- EPC RATING 'D' - 66/79
- ONE OF THE MORE ATTRACTIVE AND SPACIOUS STYLES OF SEMI DETACHED PROPERTIES WITHIN THIS LOCALITY,
- CLOSE TO GOOD LOCAL SCHOOLS
- WALKING DISTANCE TO LOCAL AMENITIES
- DRIVE AND GARAGE
- GARDENS FRONT AND REAR

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



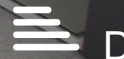
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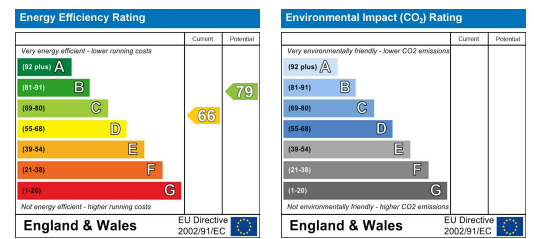
# Floor Plan



# Area Map



# Energy Efficiency Graph



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