Harper & Co
Estate Agents Ltd

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# 11 Kingfisher Avenue

Norton, Stockton-On-Tees, TS20 2FA

**Offers in excess of £135,000**

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Three Bedroom Semi-Detached Family Home | No Onward Chain | Vacant Possession | Off Road Parking | Enclosed Rear Garden

An excellent opportunity to acquire this three bedroom semi-detached family home, occupying a pleasant position on Kingfisher Avenue within the popular Norton area of Stockton-on-Tees. Offering well proportioned and practical accommodation across two floors, the property benefits from off road parking, an enclosed rear garden and the significant advantage of no onward chain, making it an ideal opportunity for first time buyers, couples and growing families alike.







Offered for sale with vacant possession, this attractive property provides a fantastic opportunity for buyers seeking a comfortable home in a well established and convenient residential location. With a spacious lounge, fitted kitchen, three bedrooms and a family bathroom, the accommodation offers a practical layout perfectly suited to everyday family living, with scope for buyers to personalise the property to their own tastes and requirements.

Upon entering the property, a welcoming entrance hallway provides access to the ground floor accommodation. The kitchen offers a practical space for everyday cooking and dining, while the spacious lounge provides a comfortable and inviting setting for relaxing and entertaining. Enjoying views across the rear garden, the lounge also benefits from direct garden access, creating an excellent connection between the indoor and outdoor living spaces.

To the first floor, the property offers three well proportioned bedrooms, providing comfortable and versatile accommodation for a range of buyers. Whether used as family bedrooms, guest accommodation or a dedicated home office, the rooms offer flexibility to suit individual requirements. A family bathroom completes the first floor.

Externally, the property benefits from off road parking, providing convenient space for vehicles. To the rear, an enclosed garden offers an excellent outdoor space for relaxing, entertaining and enjoying the warmer months, with plenty of potential for buyers to create an attractive garden setting to suit their needs.

## Location

Kingfisher Avenue is situated within an established residential development in Norton, offering convenient access to the amenities of Norton and the surrounding Stockton-on-Tees area.

Norton itself remains a popular residential location, with its attractive High Street offering a range of independent shops, cafés, bars and restaurants alongside everyday amenities. The property is also conveniently placed for local schooling and transport connections, with road links providing access towards the A19 and A66 for travel throughout Teesside and the wider North East.

## Note

Please Find The Attached Brochure With Material Information For Buyers.

Estate Charge: Approx £149 Per Year.

## 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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Some Photographs May Have Been AI Enhanced For Presentation Purposes (For Example, De-Cluttering). Images Should Be Treated As Illustrative Only And Not Relied Upon As An Accurate Representation

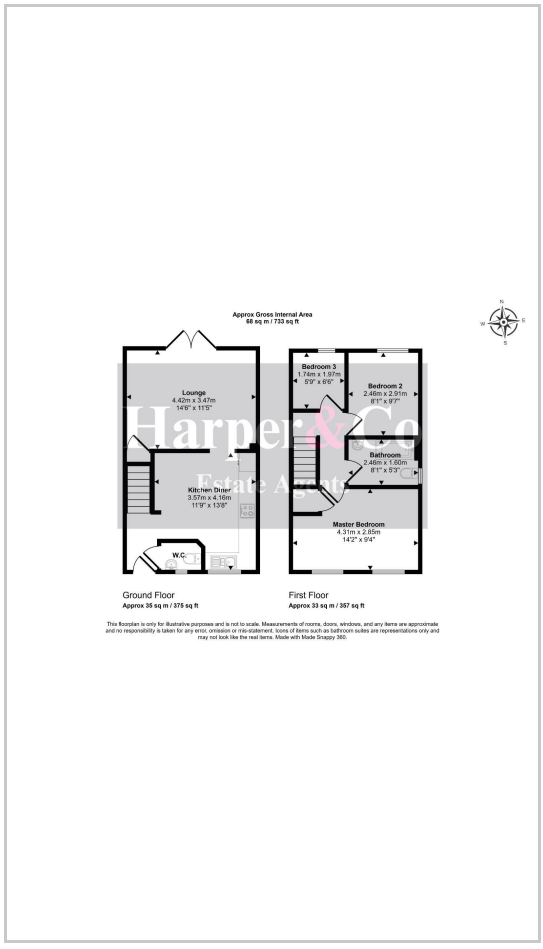
## Money Laundering Notice

In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

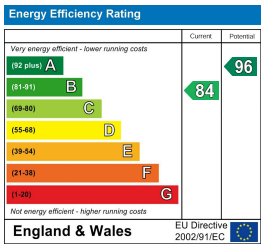
## Area Map

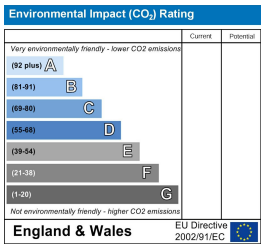



## Floor Plans




## Energy Efficiency Graph




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