



The home currently offers four generously sized bedrooms, with scope to expand to as many as seven, making it well-suited for Airbnb hosting, HMO investment, or multi-generational living. Two adaptable reception rooms provide plenty of flexibility for both relaxing and dining, as well as the option to create a dedicated home office or entertaining space.

The main family bathroom is fully tiled and fitted with a modern three-piece white suite, delivering a fresh, contemporary feel. In addition, a large loft area (subject to planning permission) presents an excellent opportunity for further development.

Outside, the west-facing rear courtyard creates a private and easy-to-maintain outdoor retreat, complete with convenient side access. At the front, a double-width block-paved driveway, secured with a safety bar, offers valuable off-street parking for several vehicles, a standout benefit for properties in this area.

Location: Close to Norton High Street & Stockton Town Centre. Schools.

**Norton Road, Stockton-On-Tees, TS20 2BY**

**4 Bed - House - End Terrace**

**£90,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure:**



# Norton Road, Stockton-On-Tees, TS20 2BY



Total floor area: 133 sq.m. (1,431 sq.ft.)

The floor plans are for information only. They do not constitute an offer of any property and do not form any part of any agreement. We advise to visit the property in person or to view the floor plans on our website. A copy may be requested by email.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
 01642 607555  
 stockton@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk

