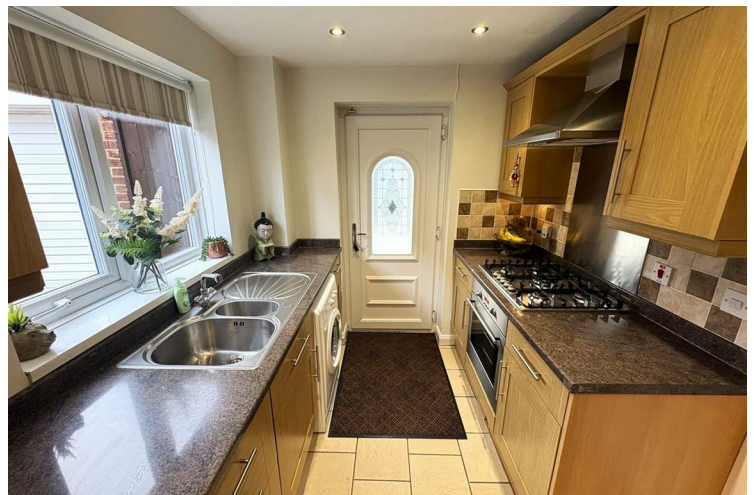




**Dovedale Road**  
**Norton, Stockton-On-Tees**

**£170,000**  
**ENERGY RATING: C-72**

A excellently presented three bedroom semi-detached house in this popular and quiet cul-de-sac just a short walk to the amenities, restaurants & bars of Norton High Street. Ideally located for commuters offering easy access to the A19 the property briefly comprises; entrance hall, lounge, dining room, kitchen, three first floor bedrooms with fitted wardrobes & cupboards and a modern family bathroom. There are low maintenance gardens to the front & rear of the property with a lovely sunny South facing very private rear garden. To the side is a long driveway which leads to a detached garage. Energy Rating: C-72. Council Tax Band: B (£1,906.46).



- Excellently Presented 3 Bed Semi
- Low Maintenance Gardens
- Very Private South Facing Rear
- Drive For 3 Cars & Detached Garage



## Entrance Hall

Composite entrance door with feature lights, staircase to first floor, laminate flooring, radiator and double doors opening:

## Lounge

**4.23m x 3.77m (13'10" x 12'4")**

Front aspect UPVC double glazed bow window, marble feature fireplace with inset remote controlled electric fire, laminate flooring, understair storage cupboard, coving, spotlights, radiator and a archway leading to:



## Dining Room

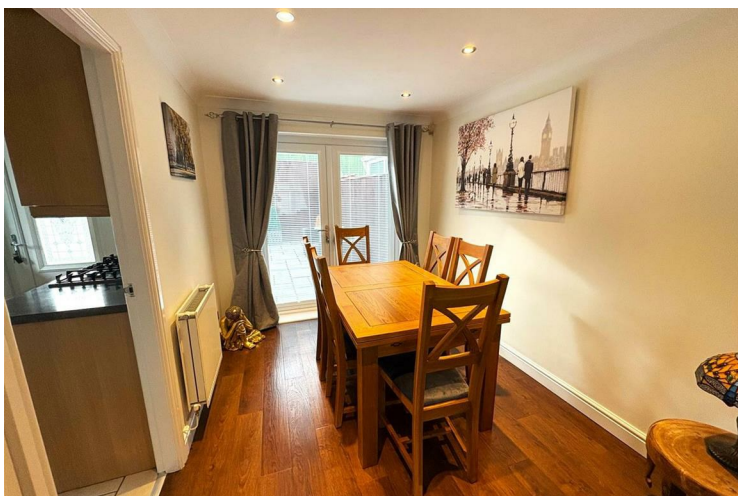
**3.14m x 2.43m (10'3" x 7'11")**

Rear aspect UPVC double glazed French doors opening to the garden, laminate flooring, understair storage cupboard, coving, spotlights and a radiator.

## Kitchen

**3.15m x 2.20m (10'4" x 7'2")**

Side aspect UPVC double glazed window and a rear aspect UPVC door leading to the garden. A range base & wall units with rolled worksurfaces incorporating a Franke 1½ bowl stainless steel sink & mixer tap, 5-ring gas hob with oven below & stainless steel splashback & extractor hood over. Space & plumbing for washing machine, space for undercounter fridge & freezer, tiled floor and spots lights.



## First Floor Landing

Side aspect double glazed window, spindle staircase and access to loft via a pull down ladder.

- Popular Quiet Cul-de-sac • Short Walk to Norton High Street • Energy Rating: C-72 • Council Tax Band: B (£1,906.46)

## Bedroom One

**3.86m x 2.57m (12'7" x 8'5")**

Front aspect UPVC double glazed window, built-in wardrobes & cupboards, laminate flooring and a radiator.

## Bedroom Two

**2.84m x 2.77m (9'3" x 9'1")**

Rear aspect UPVC double glazed window, built-in wardrobes & cupboards, laminate flooring and a radiator.

## Bedroom Three

**2.90m x 2.07m (9'6" x 6'9")**

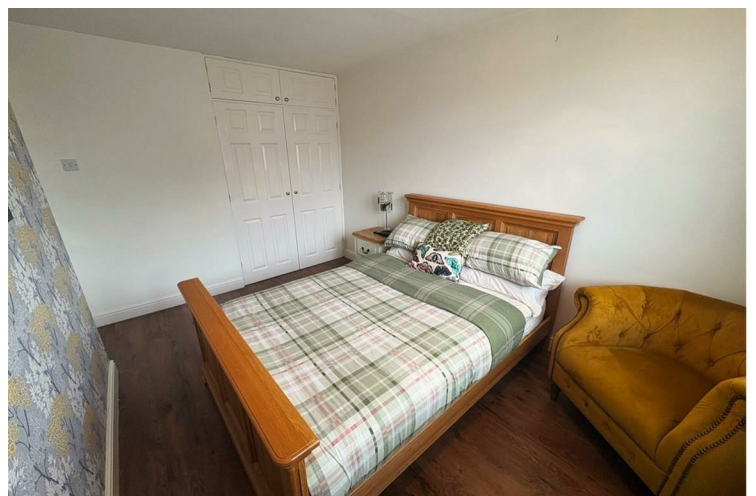
Front aspect UPVC double glazed window and a built-in cupboard housing Baxi combi boiler, laminate flooring and a radiator.

## Bathroom

Rear aspect UPVC double glazed window, modern white suite comprising; P-shaped bath with thermostatic mixer rainfall shower over, vanity unit housing wash basin & low level WC with concealed cistern. UPVC clad walls & ceiling, spotlights, extractor fan and a chrome heated towel rail.

## Externally

There is a walled, gravelled garden to the front of the property with a driveway to the side providing parking for 3 vehicles and leads to a detached garage (4.54m x 2.43m) with up & over door, power supply & lighting and a side UPVC door to the garden. To the rear is a very private, South facing patio garden.



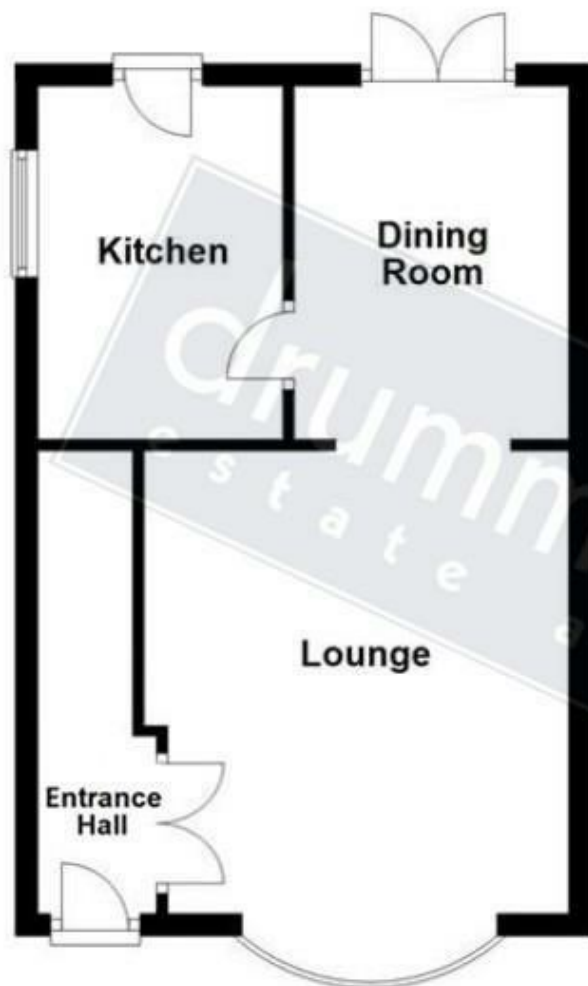




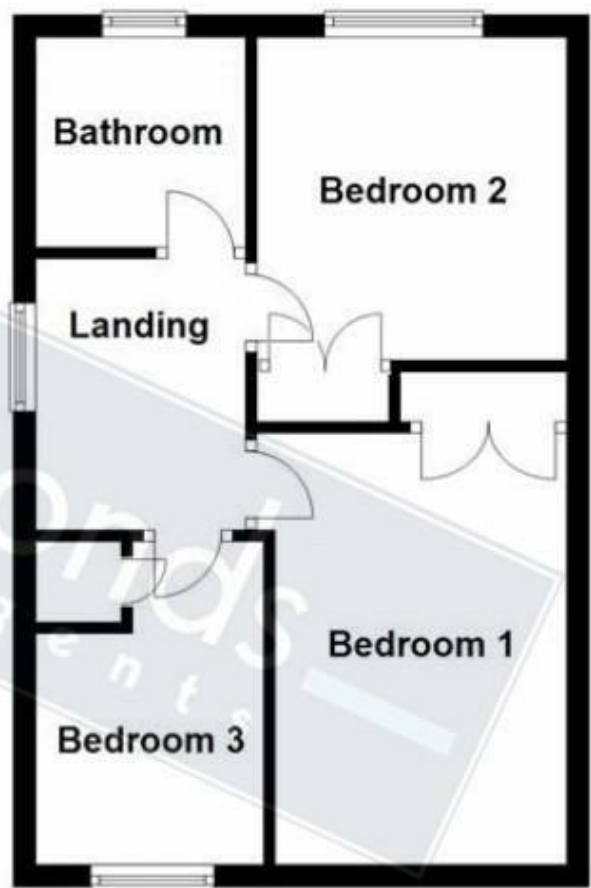
## Additional Information

**Local Authority** -  
**Council Tax** - Band  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** -



**Ground Floor**



**First Floor**

Measurements are approximate. Not to scale. For illustrative purposes only.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 72      | 86                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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