



Balder Road, Norton Stockton-On-Tees TS20 1BE

welcome to

Balder Road, Norton Stockton-On-Tees

Manners & Harrison are delighted to offer this extended three-bedroom semi-detached home in sought-after Norton. Featuring an open-plan lounge diner, fitted kitchen, garden room, enclosed garden, family bathroom and loft-converted third bedroom. Ideal for families and investors.

Entrance Porch

Radiator, window to front, UPVC door to side

Entrance Hall

Timber door, radiator

Lounge

12' 11" x 14' 5" (3.94m x 4.39m)

Radiator, electric fire, window to front

Dining Room

8' 3" x 8' 8" (2.51m x 2.64m)

Window to side, radiator

Reception Room

8' 6" x 10' 5" (2.59m x 3.17m)

French doors to rear

Kitchen

12' 11" x 8' (3.94m x 2.44m)

Range of wall and base units, window to rear, sink, recess for appliances, UPVC door to side

Conservatory

9' 1" x 7' 6" (2.77m x 2.29m)

French doors to rear, french doors to lounge

Landing

Window to side

Bedroom 1

15' 10" max x 9' 7" max (4.83m max x 2.92m max)

Radiator, window to front, storage cupboard

Bedroom 2

9' 9" x 9' (2.97m x 2.74m)

Window to rear, radiator

Bathroom

Bath with shower unit, wash hand basin, towel rail, low level WC, window to rear

Front Garden

Gated

Rear Garden

Patio, shed, gate to side, enclosed fence

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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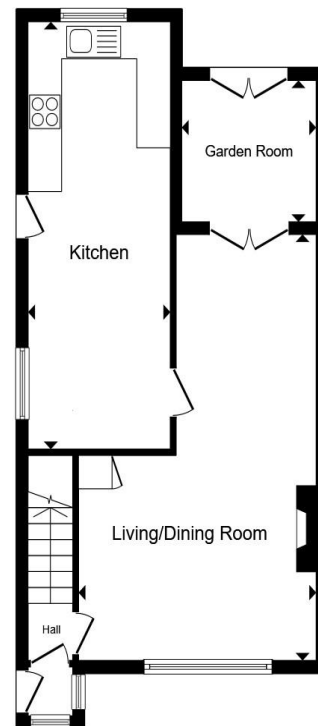
Balder Road, Norton Stockton-On-Tees

- OPEN PLAN LOUNGE/DINER
- FRONT AND REAR GARDENS
- CONSERVATORY
- LOFT CONVERSION
- CLOSE TO LOCAL AMENITIES

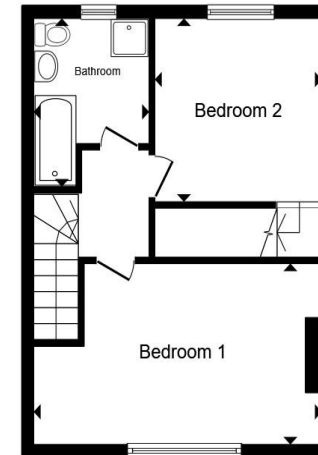
Tenure: Freehold EPC Rating: D

Council Tax Band: A

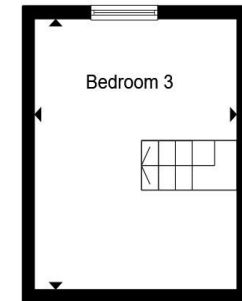
£120,000



Ground Floor



First Floor



Second Floor

Total floor area 103.0 m² (1,109 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
STO116464 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 **manners & harrison**



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk