



#### Welcome to the Market

We are delighted to present this beautifully maintained ground-floor apartment, located in Gilpin House, Norton. The property has been carefully looked after and thoughtfully updated over the years by the current owner, ensuring it remains modern and inviting.

The home features a recently installed, stylish fitted kitchen, designed with a contemporary touch and complete with integrated appliances. The spacious and light-filled lounge offers a comfortable and relaxing living area, while the apartment's three bedrooms provide flexibility — with the third bedroom ideal as a study, guest room, or hobby space. The modern bathroom includes a large shower unit, combining practicality with elegant design.

Additional benefits include a secure entry intercom system, a separate private garage, and additional parking.

#### Location

Perfectly situated close to the village green and Norton High Street, the apartment enjoys easy access to a wide range of shops, cafes, and local amenities, as well as access to great transport links to the A19/A66. This property would make an ideal purchase for first time buyers, professionals or someone looking to downsize without compromising on space, comfort, or convenience.

**Claymond Court, Stockton-On-Tees, TS20 1HS**

**3 Bed - Flat**

**Offers Over £70,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Leasehold**



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ESTATE AGENTS

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## Hallway

Entrance door, radiator, flooring, spot lights, storage cupboard.

## Lounge

Two double glazed windows to front aspect, double glazed window to side aspect (all with wooden venetian blinds), carpet, coved ceiling, two radiators and fire surround.

## Kitchen

Double glazed window to side aspect, flooring, modern roller blind, contemporary designed units, worktops and fully integrated appliances; Slide and Hide Neff oven, built-in microwave, slimline dishwasher, 70/30 fridge/freezer, washer/dryer.



## Bathroom

Fully tiled, large shower unit with electric shower, vanity wash hand basin, WC, heated towel rail.

## Bedroom 1

Double glazed window to front aspect, vertical blind, carpet.



## Bedroom 2

Double glazed window to front aspect, fitted wardrobes, roman blind, carpet.



## Bedroom 3

Internal window, radiator, roller blind, carpet.

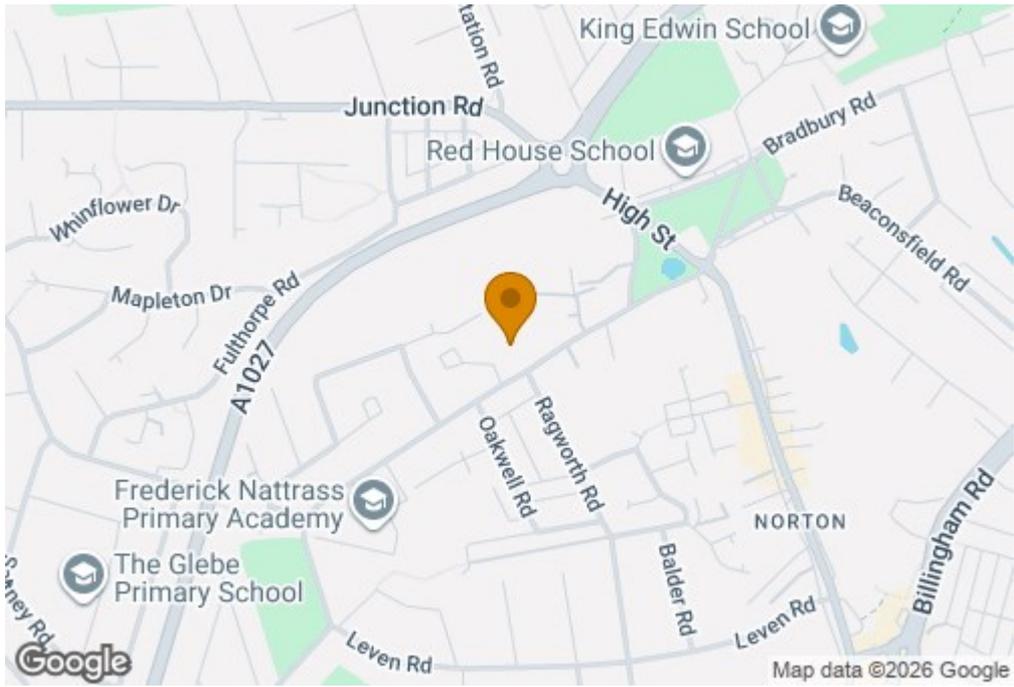


## External

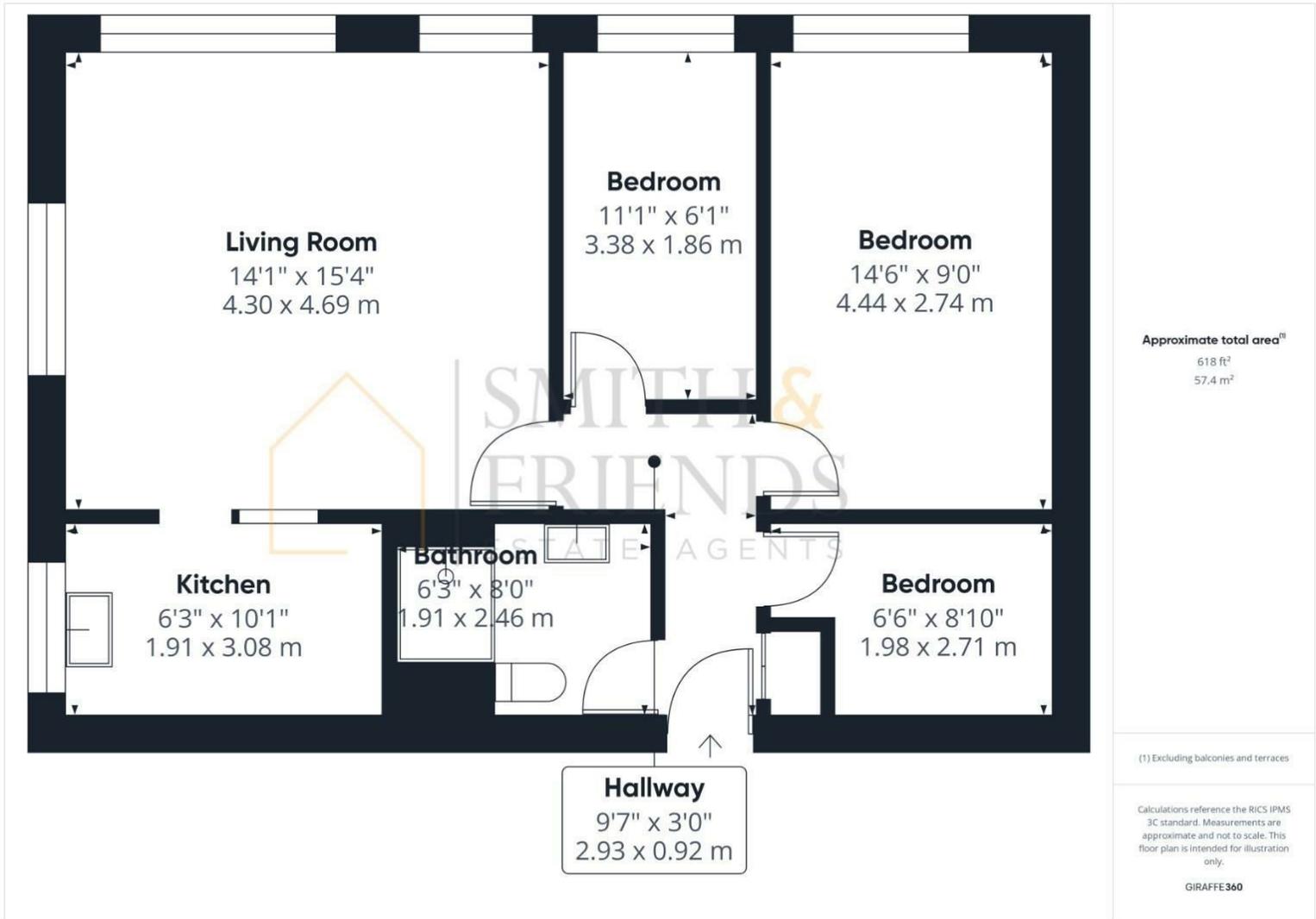
Separate garage, additional resident parking and communal lawned gardens with various seating areas.



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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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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