



## Temple Court, Norton, Stockton-On-Tees, TS20 2AU

Offered for sale with no onward chain, this semi-detached home is ideally positioned within easy reach of both Norton High Street and Stockton Town Centre. The property benefits from gas central heating and double glazing throughout, providing a comfortable base for modern living.

The accommodation includes an entrance hallway, a kitchen/dining room fitted with a built-in oven, hob and extractor, a lounge, two bedrooms (originally three), a shower room and a separate WC. Externally, the home features gardens to the front and rear along with a detached garage, offering useful storage or parking.

This property may particularly appeal to investors seeking a Buy to Let opportunity, with an estimated rental income of £600pcm achievable. Its location also adds to its appeal, being within walking distance of Northshore Academy and Tilery Primary School, as well as local shops, transport links and amenities.

A promising opportunity for buyers looking to add value, invest, or create a comfortable home in a convenient and popular area.

£78,000



Temple Court, Norton, Stockton-On-Tees,  
TS20 2AU

HALL

LOUNGE

15' x 9'4" (4.57m x 2.84m)

KITCHEN/DINING ROOM

13'1" x 10'3" (3.99m x 3.12m)

LANDING

BEDROOM ONE

15'4" x 9'6" (4.67m x 2.90m)

BEDROOM TWO

13'3" x 9'4" (4.04m x 2.84m)

WC

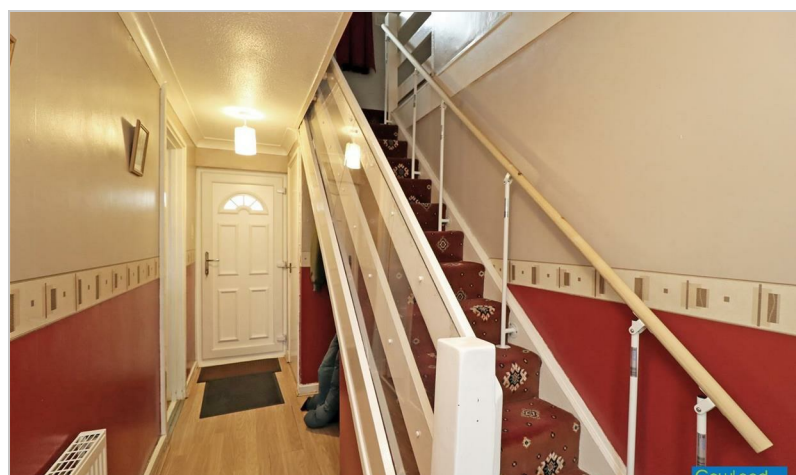
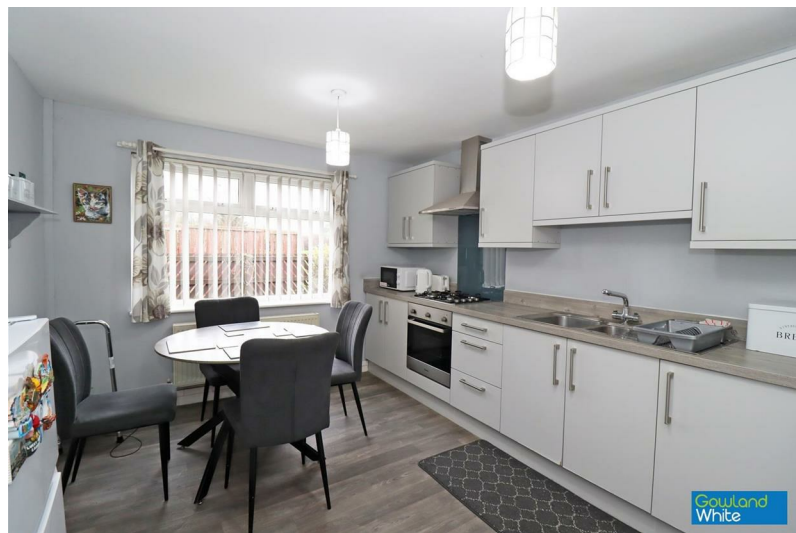
4'7" x 2'11" (1.40m x 0.89m)

SHOWER ROOM

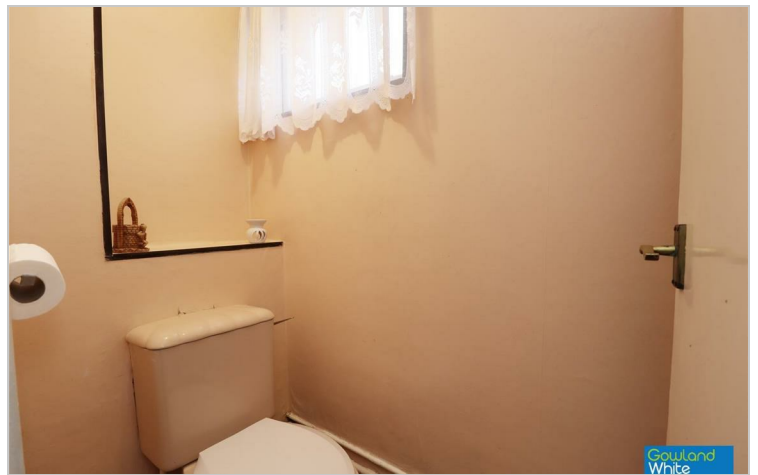
5'8" x 4'8" (1.73m x 1.42m)

AML PROCEDURE

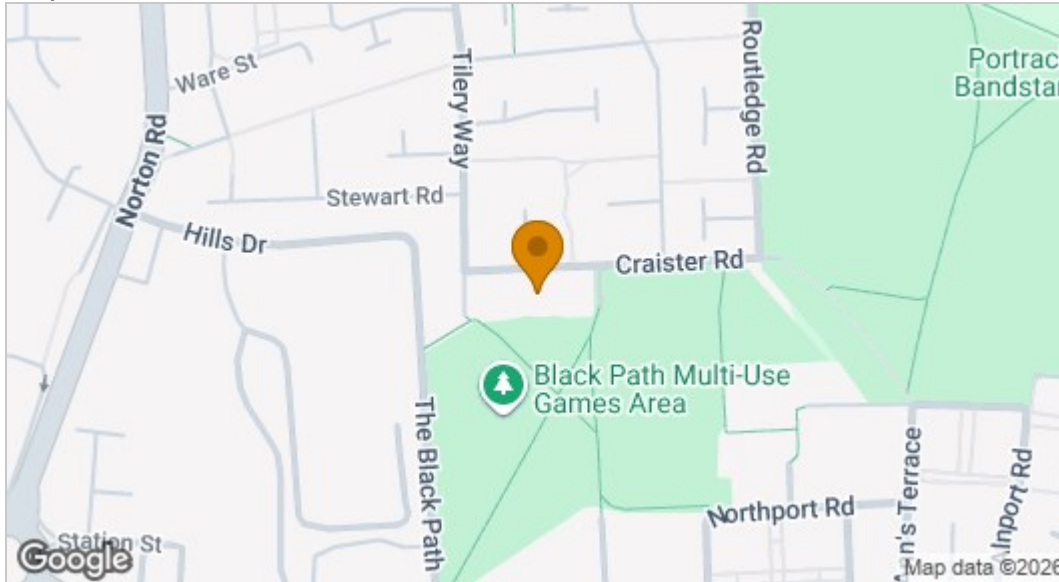
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



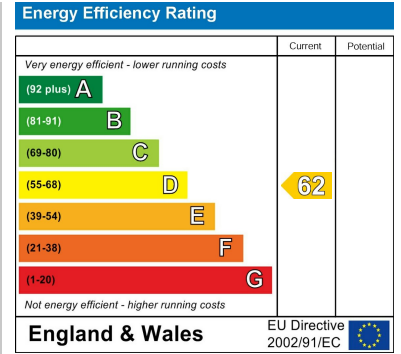
Tel: 01642 615657



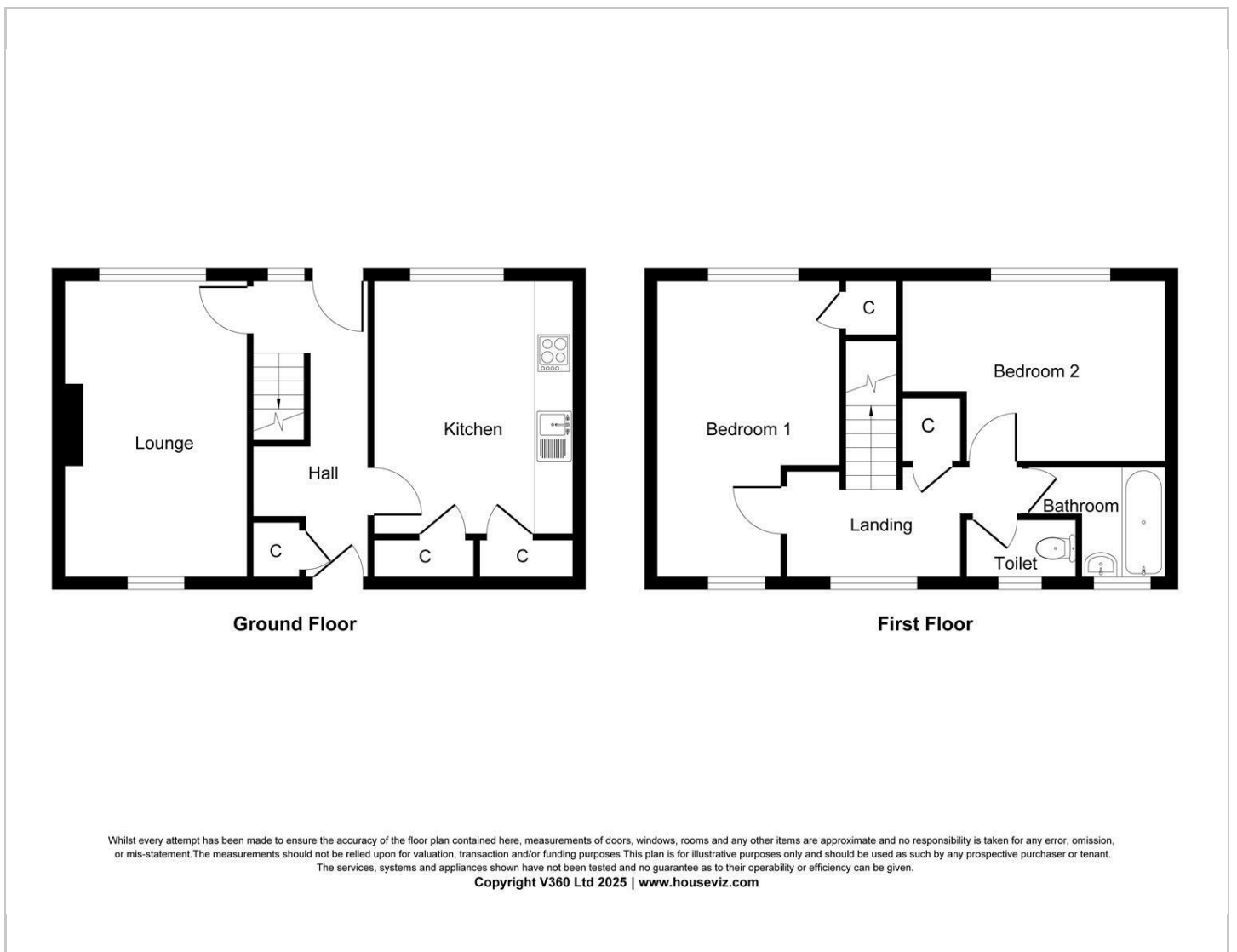
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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17 Bishop Street, Stockton on Tees, TS18 1SY

Tel: 01642 615657 Email: [stockton@gowlandwhite.co.uk](mailto:stockton@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>