

35 Mowbray Road, Stockton-On-Tees

£110,000 | £850 pcm

Michael Poole
SALES · LETTINGS · AUCTIONS



35 Mowbray Road

Stockton-On-Tees

Walk to Norton High Street, enjoy sunny evenings in the private west-facing garden and move straight into this chain-free three-bedroom home with a new kitchen.

- Walking distance to Norton High Street and duck pond
- Newly fitted contemporary kitchen
- Spacious bay-fronted living room
- Conservatory overlooking the garden
- Three bedrooms, first floor bathroom and ground floor WC
- Private west-facing rear garden with leafy backdrop

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Picture yourself starting the day with a stroll into the heart of Norton High Street for fresh coffee, brunch or a catch-up with friends before wandering home to enjoy the afternoon sunshine in your own private, west-facing garden. This is a home that offers not only comfort, but a lifestyle centred around one of the area's most sought-after village locations.

Offered to the market with no onward chain, this bright and airy three-bedroom home is ready for its next chapter. Whether you're stepping onto the property ladder, looking for a home close to Norton's vibrant café culture or searching for a solid investment, this property combines convenience with everyday enjoyment.

The spacious bay-fronted living room provides a welcoming place to relax after work, while the newly fitted kitchen offers a fresh, contemporary space for everything from weekday breakfasts to cooking with friends. Beyond, the conservatory creates a versatile second reception area—ideal as a dining room, garden room or home office—with views across the garden and direct access outside.

The private west-facing rear garden enjoys a leafy backdrop, creating a peaceful setting where you can make the most of long summer evenings, entertain family and friends or simply unwind in the sunshine after a busy day.

Upstairs are three well-proportioned bedrooms and a family bathroom, offering flexibility for first-time buyers, young families or those needing space to work from home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











GROUND FLOOR

Entrance Hall

Living Room
15' 1" x 12' 3" (4.60m x 3.73m)

Kitchen
15' 2" x 7' 3" (4.62m x 2.21m)

Conservatory
8' 3" x 7' 10" (2.51m x 2.39m)

Cloakroom/WC

FIRST FLOOR

Landing

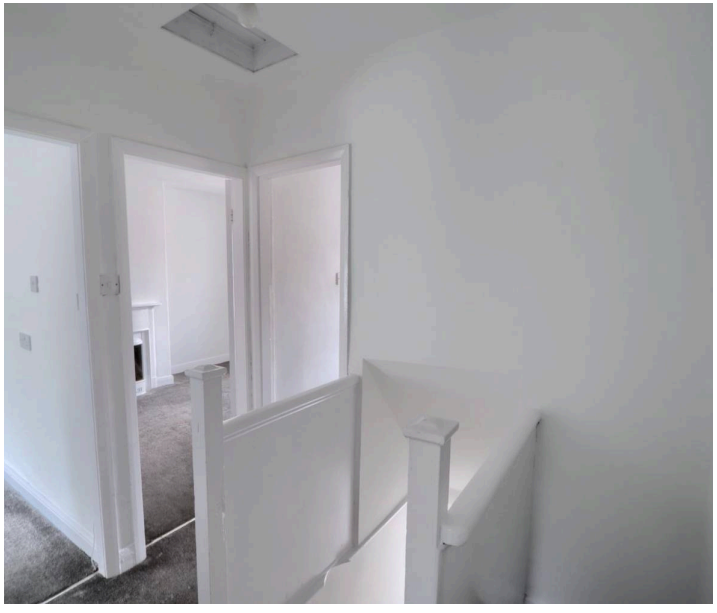
Bedroom One
14' 3" x 9' 10" (4.34m x 3.00m)

Bedroom Two
9' 11" x 9' 11" (3.02m x 3.02m)

Bedroom Three
6' 11" x 5' 3" (2.11m x 1.60m)

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.















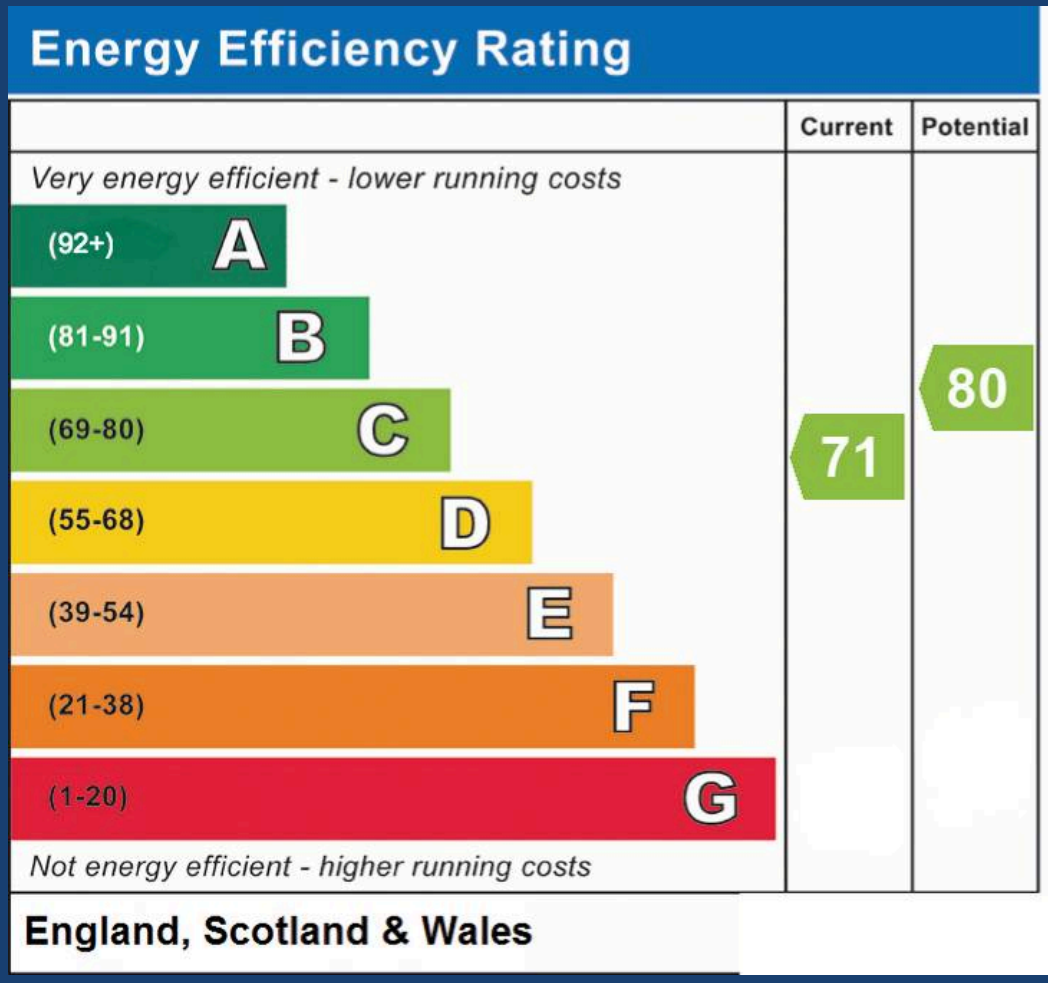
GROUND FLOOR

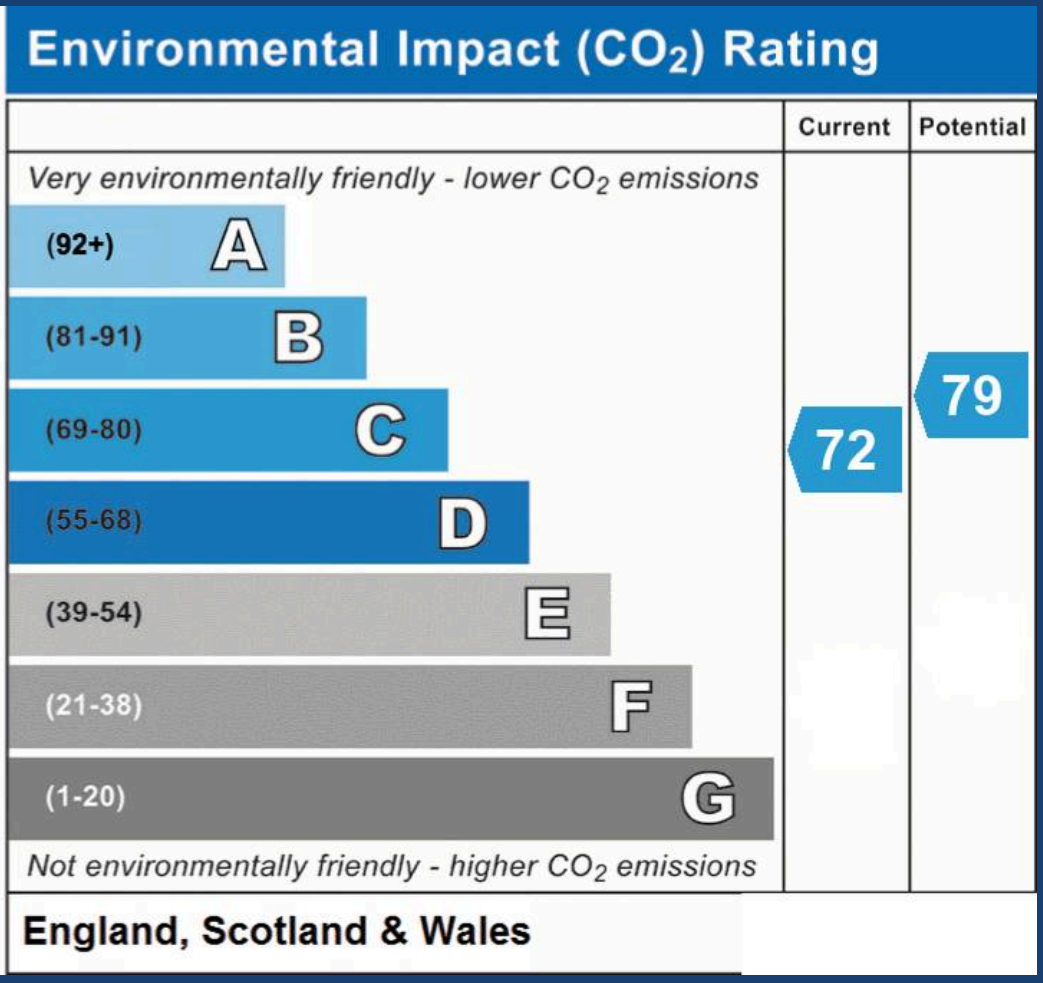
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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