

# horizon

sales • lettings



9 Oakwell Road  
Stockton-On-Tees, TS20 1HL

Offers In Excess Of £135,000



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Located just a short stroll from Norton Duck Pond and the ever-popular Norton High Street, this spacious three-bedroom mid-terrace property on Oakwell Road offers an exciting opportunity for buyers looking to add value and put their own stamp on a charming period home.

Full of character and potential, the property would benefit from some modernisation, making it an ideal purchase for anyone keen to personalise a home to their own taste. High ceilings, generous room sizes, and traditional features provide an excellent foundation for a stylish renovation, while the layout offers versatility for modern family living.

The accommodation briefly comprises:

#### Entrance hallway

Welcoming entrance with access to both reception rooms and the staircase to the first floor.

#### Two generous reception rooms

Spacious and full of natural light, perfect for creating separate living and dining areas or a contemporary open-plan space, subject to relevant consents.

#### Kitchen/breakfast area

Positioned to the rear of the property, offering direct access to the yard/garden. With the right vision, this space has fantastic potential to be transformed into a modern, social hub of the home.

#### Three bedrooms

All well-proportioned, including two comfortably sized doubles and a versatile third bedroom.

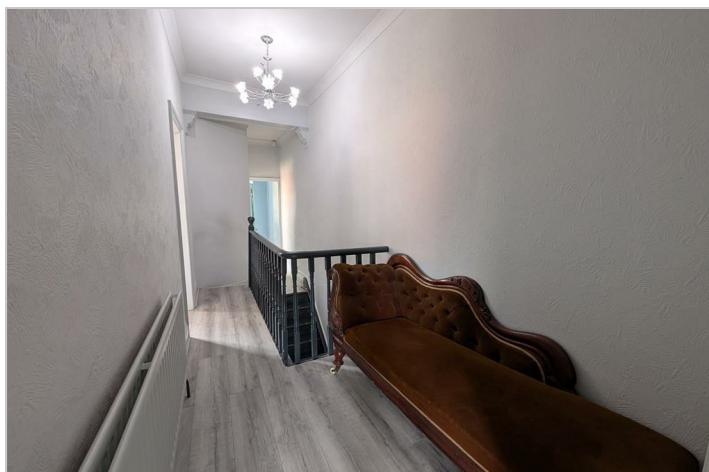
#### Rear yard/garden space

A private outdoor area offering room for seating, planting, or even additional storage—ready to be enhanced to suit your lifestyle.

Set in a desirable residential location within walking distance of local shops, cafés, schools, and transport links, the property provides the perfect balance of convenience and community. Norton's vibrant High Street, with its mix of independent retailers, eateries, and amenities, is just moments away, making this a highly sought-after area for a wide range of buyers. Families will also appreciate the proximity to a selection of local schools rated 'Good' and 'Outstanding' by Ofsted.

Offered with no onward chain, this is a rare opportunity to create a beautiful home in one of Norton's most sought-after areas. Early viewing is highly recommended to appreciate the space, potential, and setting this property has to offer.

- Stunning Period 3 Bedroom Terraced Property
- Central Norton Location, Near The Sought-After Norton Duck Pond Area
- Close Proximity to Norton High St & Village, North Tees Hospital, Public Transport and Amenities
- Catchment Area for Various 'Good' & 'Outstanding' Local Schools
- Amazing Potential for Added Value, Renovation and Restoration
- Front Garden and Private Rear Yard
- Two Reception Rooms
- Three Very Generously Sized Bedrooms
- Well Sized Kitchen/Diner
- Ideal for Homeowners and Investors Alike



## Road Map



## Hybrid Map



## Terrain Map

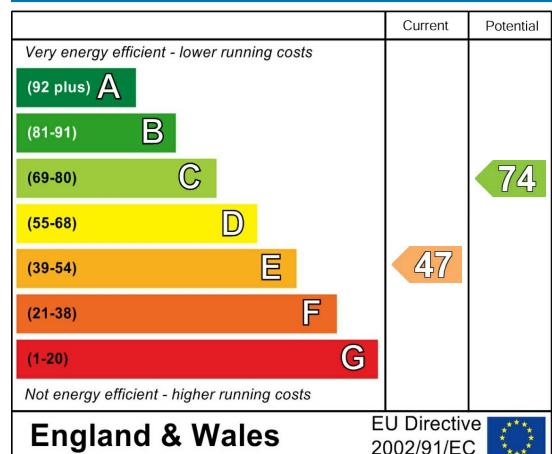


## Floor Plan



## Energy Efficiency Graph

### Energy Efficiency Rating



## Viewing

Please contact our Property Express Office  
on 01642 989679 if you wish to arrange a viewing appointment for this  
property or require further information.

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