



Situated in the heart of the highly sought-after Norton Village, this charming two-bedroom period mid-terraced home enjoys delightful views overlooking the picturesque duck pond and is just a short stroll from the beautiful Norton Green.

Ideally positioned, the property offers easy access to a wide range of local amenities, including popular bars, restaurants, cafés, and independent shops, making it an excellent choice for first-time buyers, professionals, or those looking to downsize while enjoying village life.

The accommodation briefly comprises an entrance vestibule leading into a spacious and welcoming lounge, complete with a useful understairs storage cupboard. To the rear is a fitted kitchen offering all integrate appliances, dishwasher, washer and fridge/freezer. The first-floor landing provides access to two generously sized double bedrooms, both benefiting from built-in wardrobes, along with a modern shower room/WC.

Externally, the property enjoys a shared rear courtyard area, providing an outdoor space for relaxing or entertaining. Additional benefits include gas central heating throughout.

Combining character, convenience, and an enviable village location, this attractive home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended to fully appreciate the accommodation and location on offer and to avoid disappointment.

High Street, Stockton-On-Tees, TS20 1DS

2 Bed - House - Terraced

Offers Over £200,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

High Street, Stockton-On-Tees, TS20 1DS



LOUNGE

Entrance door, double glazed window to front aspect, two radiators, under stairs cupboard, spot lights, stairs to upper level.

KITCHEN

Double glazed window to rear aspect, door to rear aspect, spot lights, all integrated appliances (dishwasher, washing machine, fridge/freezer), tiled flooring.

LANDING

Carpet flooring, spot lights, radiator.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, built-in storage/wardrobe.

BEDROOM TWO

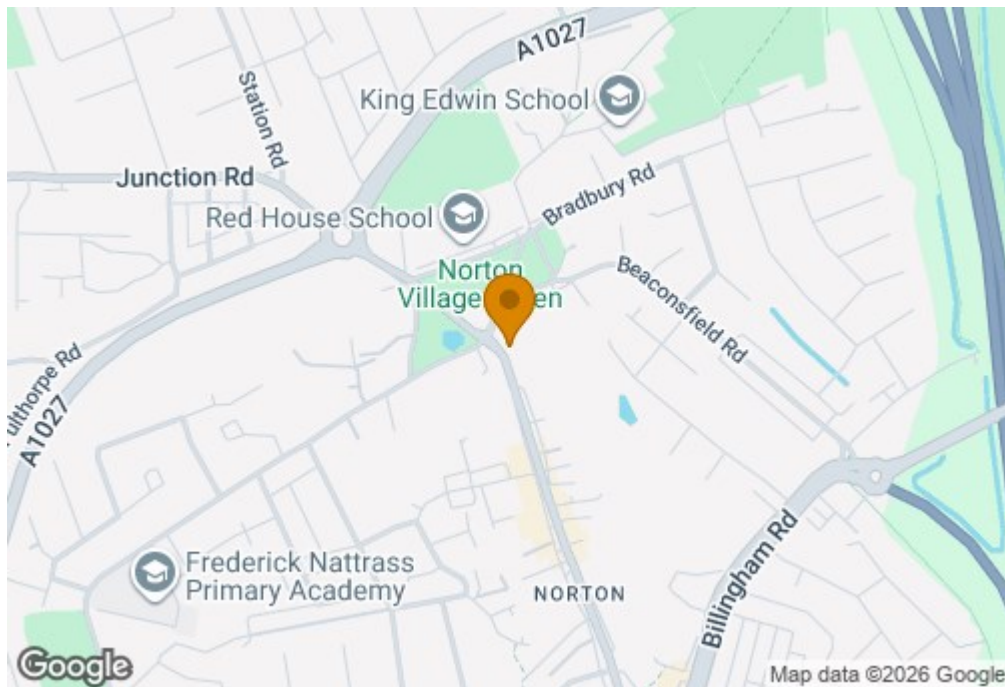
Double glazed window to rear aspect, carpet, radiator, fitted wardrobes, spot lights, loft access.

BATHROOM

Walk-in shower, vanity wash hand basin, WC, heated towel rail, spot lights, double glazed window to rear aspect.

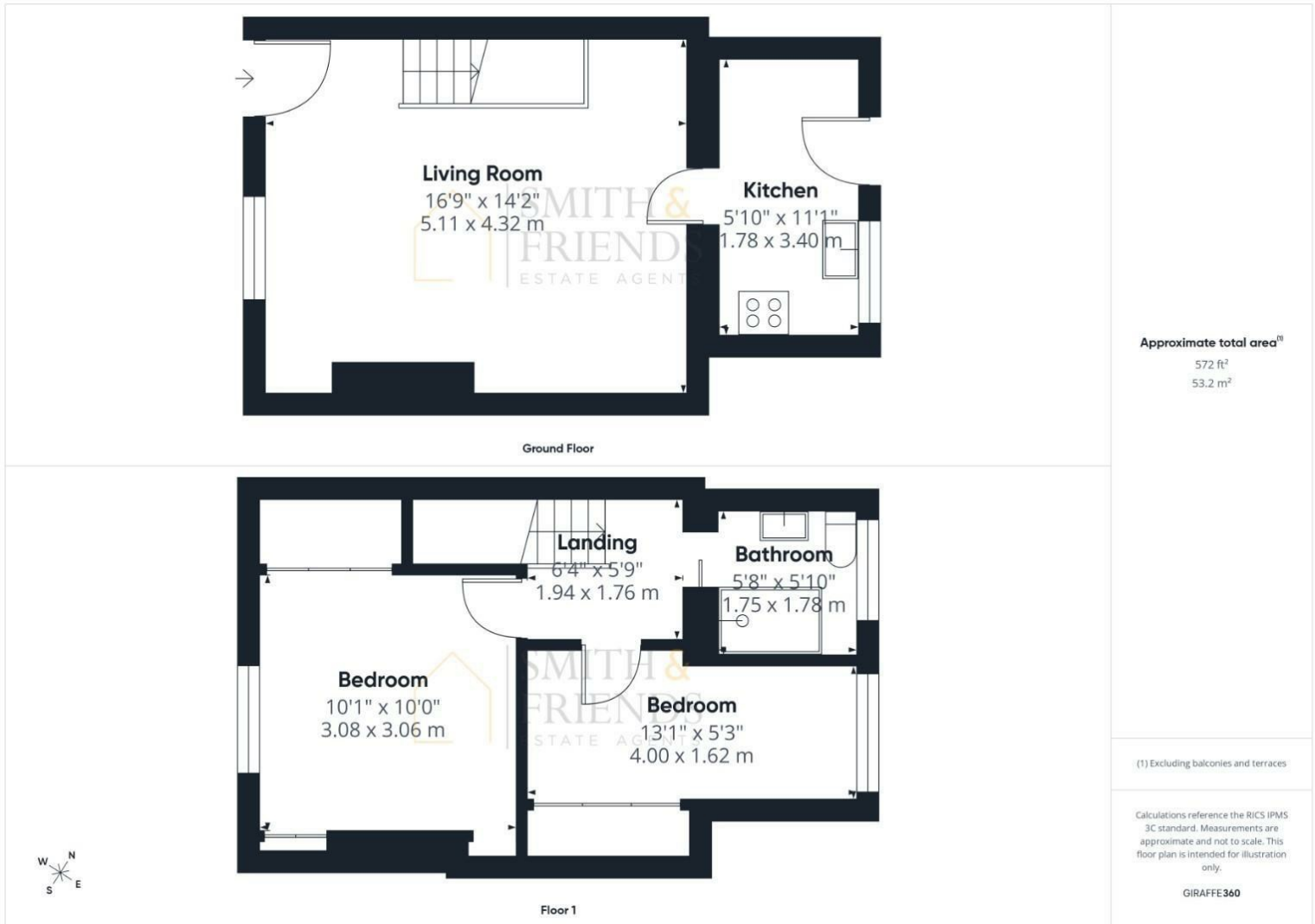


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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