



Darlington Lane  
Norton, Stockton-On-

REDUCED TO £180,000  
ENERGY RATING: C-72

Positioned within easy walking distance of the vibrant Norton High Street, picturesque Village Green and duck pond, this generously proportioned four double bedroom semi-detached home offers fantastic potential for families looking to create a long-term home in a highly sought-after location. The property benefits from a Worcester combi boiler, recently installed UPVC double glazing and a sunny South-facing rear garden, while offering spacious accommodation throughout that is ready for a new owner to modernise and personalise to their own taste. The accommodation briefly comprises; welcoming entrance hall, spacious lounge, separate dining room, kitchen and ground floor cloakroom/WC. To the first floor are four well-sized double bedrooms and a family bathroom. Externally, the property enjoys a walled front garden with driveway parking leading to the garage, together with an enclosed South-facing rear garden ideal for families and outdoor entertaining. NO ONWARD CHAIN!! Energy Rating: C-72. Council Tax Band: C (£2,321.23).



- Spacious Semi-detached House • Four Double Bedrooms • Two Reception Rooms • Gardens, Drive & Garage • Close to High Street, Duck Pond & Green

### Entrance Hall

UPVC entrance door with feature leaded light, staircase to first floor, understair meter cupboard and a radiator.

### Lounge

**3.40m x 4.55m (11'1" x 14'11")**

Side & rear aspect UPVC double glazed windows and a radiator.

### Dining Room

**2.63m x 3.02m (8'7" x 9'10")**

Front aspect UPVC double glazed window and a radiator.

### Kitchen

**2.76m x 3.03m (9'0" x 9'11")**

Rear aspect UPVC double glazed window and door to garden. A range of base & wall units with rolled worksurfaces incorporating a stainless steel sink & mixer, gas hob with oven below & stainless steel extractor hood over. Washing machine, fridge/freezer and a concealed Worcester combi boiler.

### Cloaks/WC

Front aspect UPVC double glazed window, pedestal wash basin with tiled splashbacks, low level WC and a radiator.

### First Floor Landing

Spindle staircase and access to loft.

### Bedroom One

**3.40m x 4.54m (11'1" x 14'10")**

Rear aspect UPVC double glazed window and a radiator.

### Bedroom Two

**4.83m x 2.54m (15'10" x 8'3")**

Front aspect UPVC double glazed window, built-in wardrobe & cupboard, and a radiator.

### Bedroom Three

**2.88m x 3.14m (9'5" x 10'3")**

Front aspect UPVC double glazed window and a radiator.

### Bedroom Four

**2.53m x 3.15m (8'3" x 10'4")**

Rear aspect UPVC double glazed window and a radiator.

### Bathroom

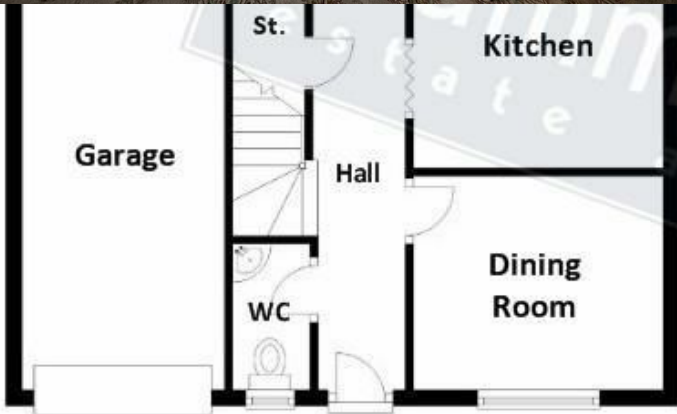
Front aspect UPVC double glazed window, panel enclosed bath with thermostatic mixer shower over, pedestal wash basin, low level WC, part tiled walls and a radiator.

### Externally

There is a walled garden to the front of the property with a driveway providing off-street parking and leads to a garage with up & over door. To the rear is an enclosed, South facing, lawned garden.







**Ground Floor**



**First Floor**

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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