



Gowland
White

Gibson Road, Norton, Stockton-On-Tees, TS20 2FU

Built in 2018 by Barratt Homes, this home is perfectly positioned close to local schools, Norton Village and excellent transport links, this property is situated within a modern development that provides easy access to nearby shops and everyday amenities.

The ground floor boasts a stylish open plan kitchen and dining area, complete with a fitted oven and hob, with French doors opening out to the rear garden. A versatile study/single bedroom offers the perfect spot to work from home or relax, complemented by a handy downstairs WC.

On the first floor, you'll find a bright and spacious lounge filled with natural light, alongside the master bedroom, which benefits from a private en-suite bathroom. The top floor features two further well-proportioned bedrooms and a family bathroom.

Externally, the property includes a double driveway at the front for off-street parking, while the rear garden is mainly laid to lawn—perfect for children to play or for enjoying outdoor living. Additional benefits include gas central heating and UPVC double glazing throughout.

£165,000



HALL

KITCHEN/DINING ROOM
20' x 12'10" (6.10m x 3.91m)

BEDROOM FOUR/STUDY
9'2" x 6'3" (2.79m x 1.91m)

DOWNSTAIRS WC
5'5" x 2'9" (1.65m x 0.84m)

LANDING

LOUNGE
11'10" x 13' (3.61m x 3.96m)

BEDROOM ONE
12'10" x 10' (3.91m x 3.05m)

EN-SUITE
6'11" x 4'11" (2.11m x 1.50m)

LANDING

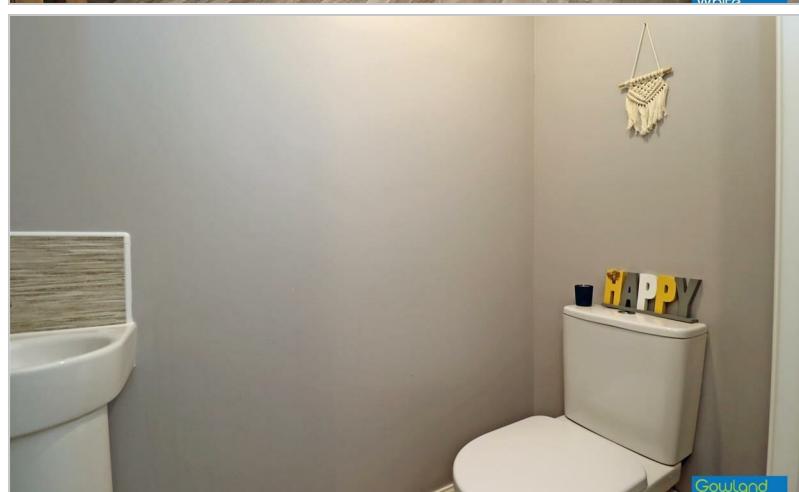
BEDROOM TWO
12'11" x 11'1" (3.94m x 3.38m)

BEDROOM THREE
13'1" x 7'4" (3.99m x 2.24m)

BATHROOM
6'5" x 5'11" (1.96m x 1.80m)

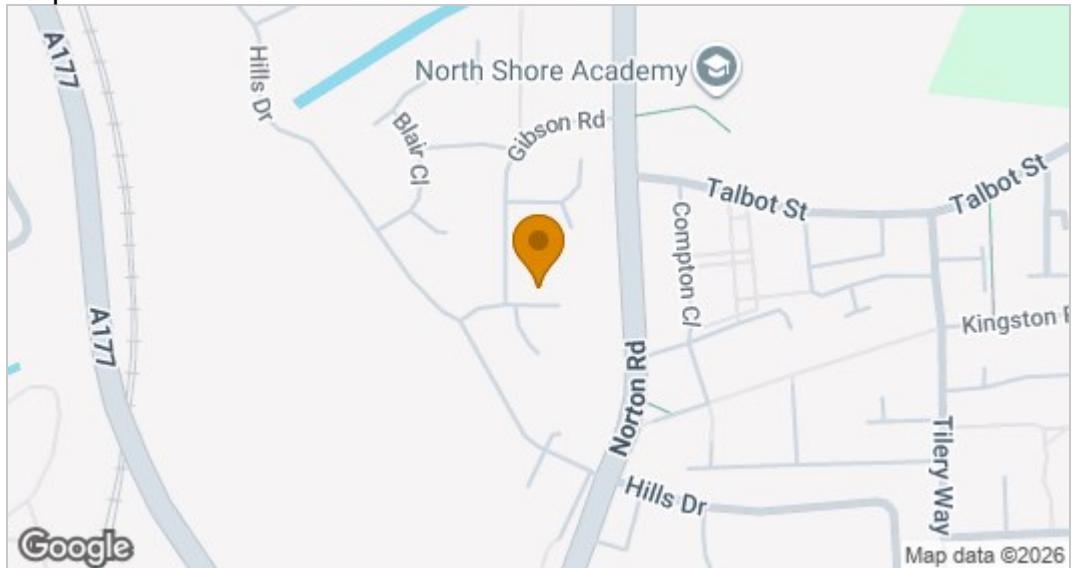
AML PROCEDURE

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.





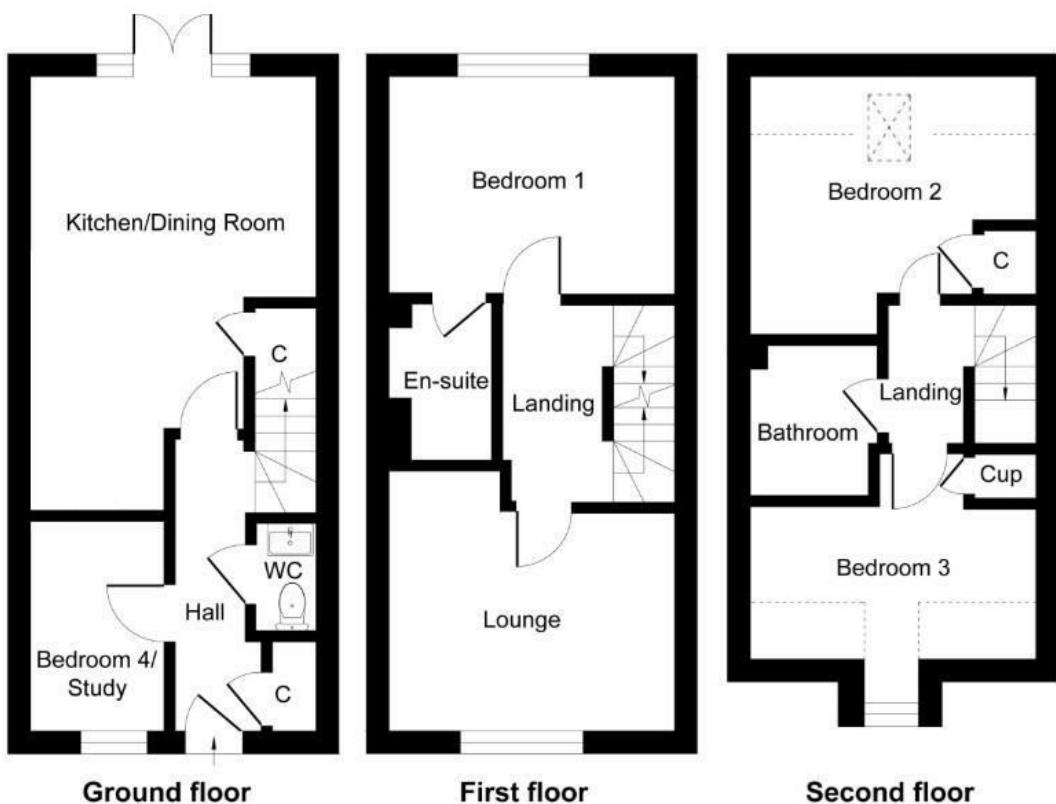
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96	
(81-91)	B	86	
(69-80)	C		
(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	

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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VIEWING

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

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