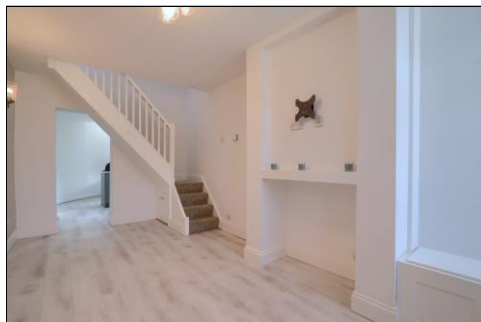


HIGH STREET, NORTON, STOCKTON-ON-TEES, TS20 1DS



- ▲ Opposite the iconic Duck Pond in the heart of Norton Village
- ▲ Beautifully presented period cottage full of character
- ▲ Ready to move straight into
- ▲ Two generous double bedrooms
- ▲ Stylish breakfast kitchen

- ▲ Ideal for first-time buyers, professionals or investors
- ▲ Cafés, bars, restaurants and independent shops on the doorstep
- ▲ Low-maintenance courtyard
- ▲ No onward chain
- ▲ A true "chocolate box" cottage in an exceptional village setting

£195,000

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Whether you're buying your first home, looking for the perfect lock-up-and-leave, searching for an attractive rental investment or simply wanting to enjoy village life without compromise, this charming cottage offers the ideal balance of character and practicality. Having been thoughtfully updated, it's ready to move straight into, allowing you to spend more time enjoying Norton rather than renovating.

The welcoming living room provides a cosy retreat after an evening in one of the nearby restaurants or wine bars, while the stylish breakfast kitchen is the perfect place to start the day before strolling across the High Street for a mooch or meeting friends. Upstairs, two generous double bedrooms offer comfortable, versatile accommodation for professionals, couples, guests or those working from home, complemented by a modern family bathroom.

Outside, the courtyard provides a low-maintenance outdoor space, perfectly suited to a busy lifestyle where weekends are spent exploring Norton Village rather than tending a large garden.

Properties in this position rarely become available. With the picturesque Duck Pond opposite, excellent transport links, boutique shops, cafés, bars and restaurants just moments away, this is an opportunity to embrace one of Teesside's most desirable village lifestyles from a home that's every bit as charming as its surroundings.

GROUND FLOOR

ENTRANCE HALL

Entrance door to entrance hall with staircase to the first floor, built-in cupboard to alcove and cupboard under stairs, laminate flooring, twin radiator and window to the front aspect.

LIVING ROOM - 5.03m x 3.66m (16'6" x 12')

TO VIEW: Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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BREAKFAST KITCHEN - 4.11m x 3.5m (max) (13'6" x 11'6" (max))

Modern shaker units with complementary worktops incorporating a high level oven, fitted gas hob, space and plumbing for washing machine, stainless steel sink and drainer unit with mixer tap, laminate flooring, radiator, skylight and window and stable door to the rear courtyard.

FIRST FLOOR

LANDING

With window to the rear aspect.

BEDROOM ONE - 3.7m x 3.38m (max) (12'2" x 11'1" (max))

With window to the front aspect, radiator, storage to alcove, cupboard over stairs and original cast iron fire grate with oak mantel.

BEDROOM TWO - 3.25m x 2.95m (10'8" x 9'8")

With window to the front aspect, single radiator and picture rail.

BATHROOM - 2.44m x 1.73m (8' x 5'8")

With stained glass window to the rear aspect, vanity unit with cabinet below, low level WC with hidden cistern, side panelled bath with shower over and single radiator.

EXTERNALLY

Externally there is an enclosed courtyard with access to the High Street.

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.

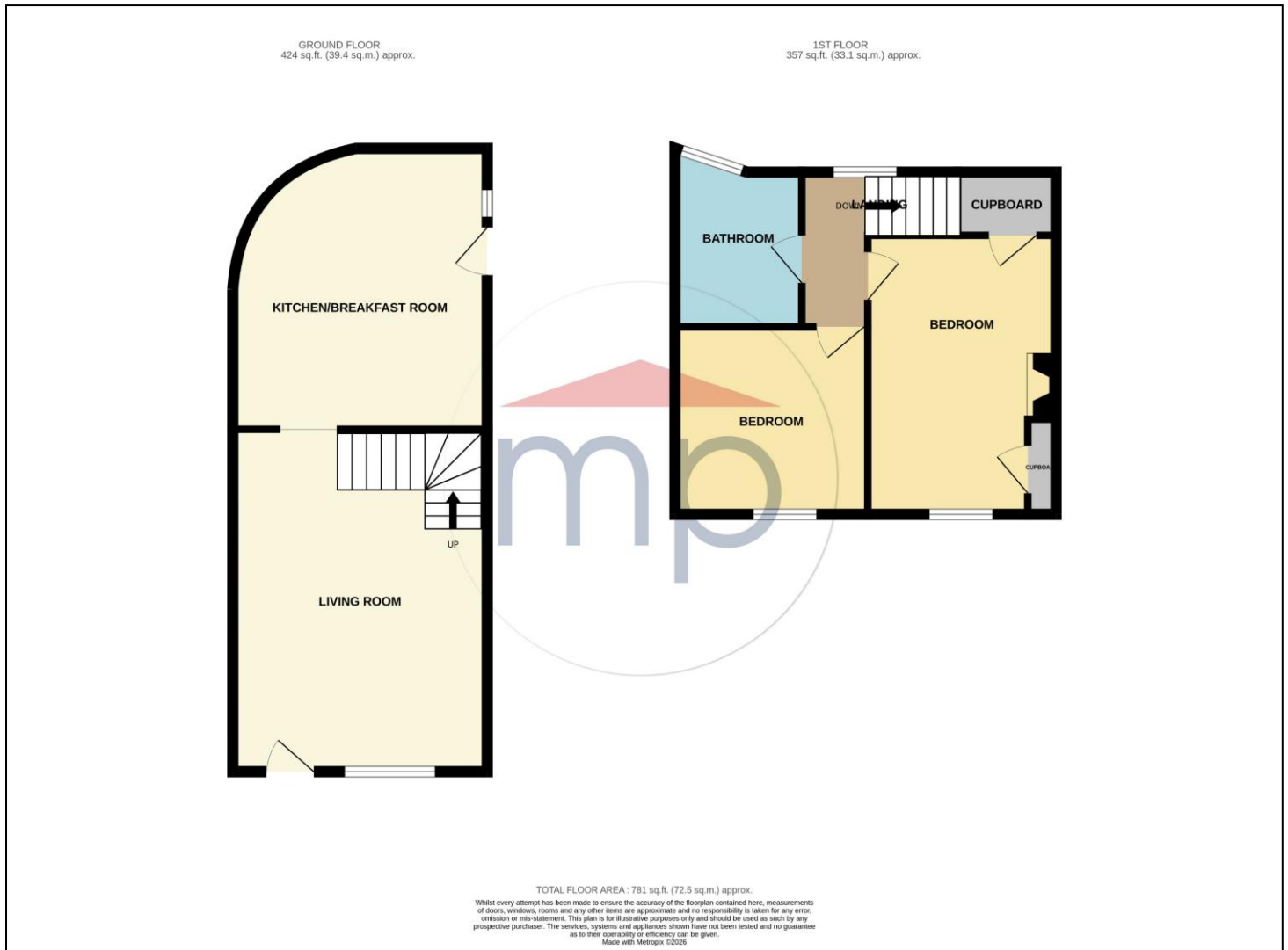
AGENTS REF: - LJ/LS/STO260426/14072026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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