



## Brinkburn Road, Norton, Stockton-On-Tees, TS20 2DF

Perfectly suited for first time buyers seeking a move in ready home, this well presented three bedroom mid-terrace offers both comfort and convenience.

Benefiting from new carpets throughout and available with no onward chain, the property is gas centrally heated, double glazed, and has, we are advised, been rewired in recent years.

The hallway leads to a bright lounge featuring a bow window to the front and a stylish feature fireplace. The newly fitted contemporary kitchen is complete with integrated oven, hob, and extractor, while a charming stable door opens into the light filled conservatory, providing an ideal space to relax or dine. Upstairs, you will find three bedrooms served by a modern bathroom.

Outside, there is a neat forecourt garden to the front, and to the rear, an enclosed garden with a lawn and patio area.

The property enjoys a convenient location close to a variety of shops along Norton Road and is just a short stroll from the picturesque Norton High Street, with its excellent choice of restaurants, bars and shops, making this an attractive and practical home in a sought after area.

Asking Price £118,000



HALL

LOUNGE

14'2" x 12'6" (4.32m x 3.81m)

KITCHEN

15'5" x 7'8" (4.70m x 2.34m)

CONSERVATORY

10'3" x 7'8" (3.12m x 2.34m)

BEDROOM ONE

10'6" x 9'10" (3.20m x 3.00m)

BEDROOM TWO

10'6" x 9'7" (3.20m x 2.92m)

BEDROOM THREE

6'11" x 6'5" (2.11m x 1.96m)

BATHROOM

7'3" x 6'10" (2.21m x 2.08m)

LOFT ROOM

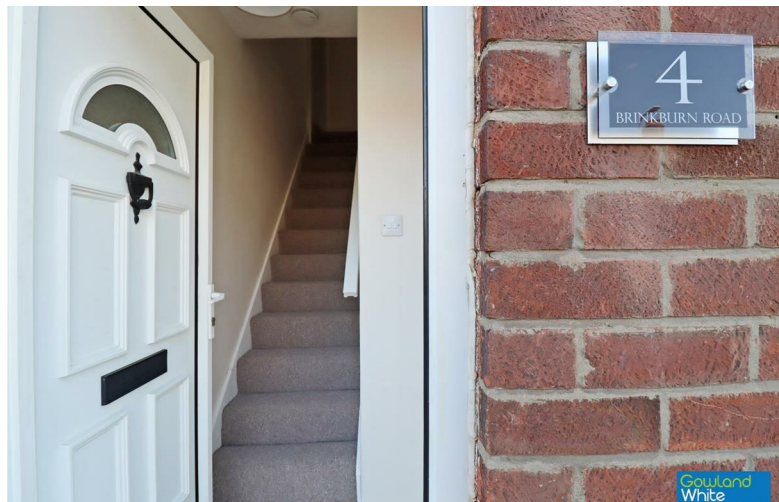
AML PROCEDURE

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.



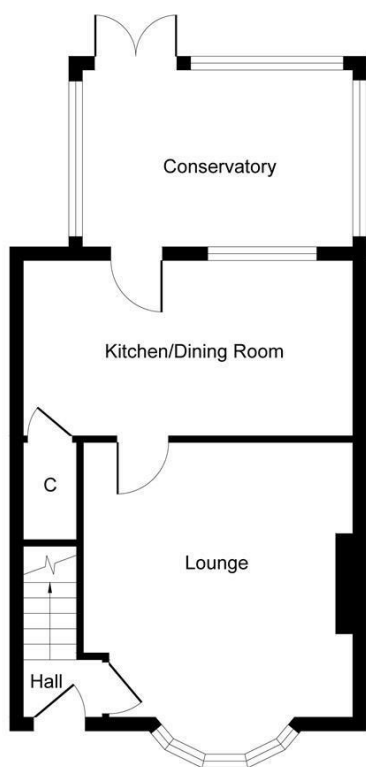
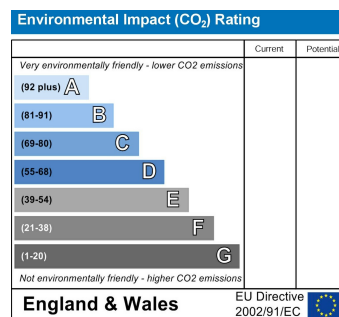
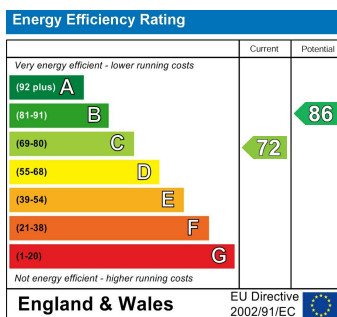
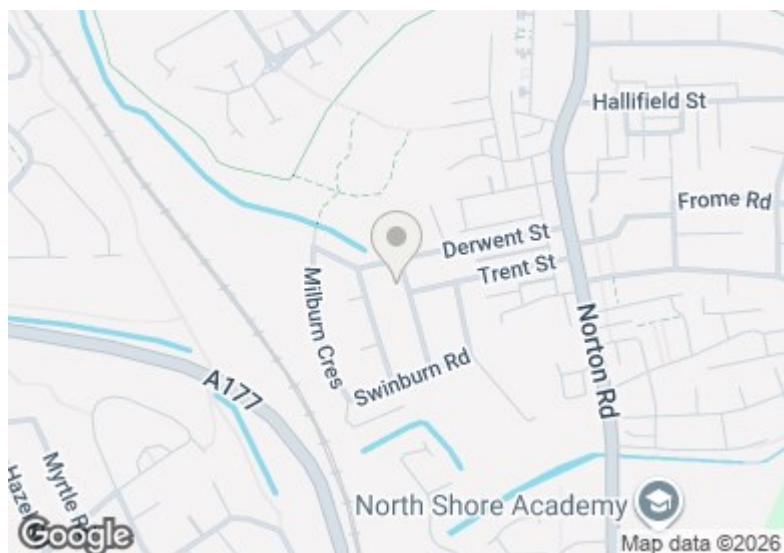


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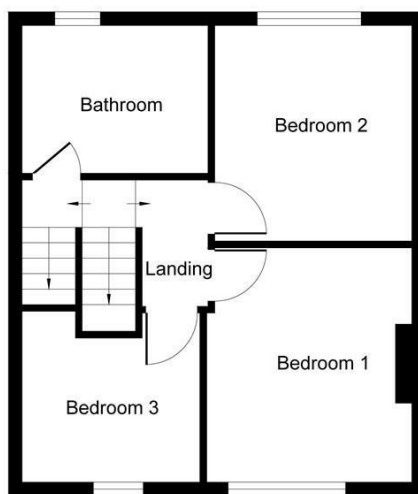




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Ground Floor



First Floor

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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