



The Green, Norton, Stockton-On-Tees, TS20 1EJ

Situated in the highly sought after Norton Village, just moments from The Green and the picturesque Duck Pond, this charming two bedroom terraced home offers stylish, well presented accommodation with excellent access to a range of local amenities, including popular cafés, independent shops and restaurants.

The property opens into a hallway leading to a spacious lounge featuring a log burning style electric fire. The well appointed kitchen is fitted with a range of units complemented by granite worktops, a Belfast sink and a useful pantry cupboard. A separate dining room, which can also serve as a home office, provides a versatile space ideal for both everyday living and entertaining. To the rear, an inner hall leads to a modern family bathroom complete with a freestanding bath.

To the first floor are two well proportioned bedrooms. The master bedroom benefits from its own en-suite shower room with a large shower cubicle, and features exposed pine flooring along with an exposed brick chimney breast with decorative tiling. The property is warmed by gas central heating and is fully double glazed.

Externally, the rear courtyard has been attractively finished in Indian sandstone, creating a low maintenance outdoor space.

Ideally positioned close to Norton High Street, well regarded schools, parks, bus routes and excellent transport links to Stockton, Middlesbrough and the A19, this appealing home is well suited to first time buyers, downsizers and investors alike.

£210,000



HALL

LOUNGE

16'9" x 13'5" (5.11m x 4.09m)

KITCHEN

19'5" x 5'9" (5.92m x 1.75m)

DINING ROOM

11'10" x 11'10" (3.61m x 3.61m)

REAR HALL

BATHROOM

6'9" x 6'5" (2.06m x 1.96m)

LANDING

BEDROOM ONE

16'9" x 13'3" (5.11m x 4.04m)

ENSUITE

8'3" x 3'11" (2.51m x 1.19m)

BEDROOM TWO

12' x 6'6" (3.66m x 1.98m)

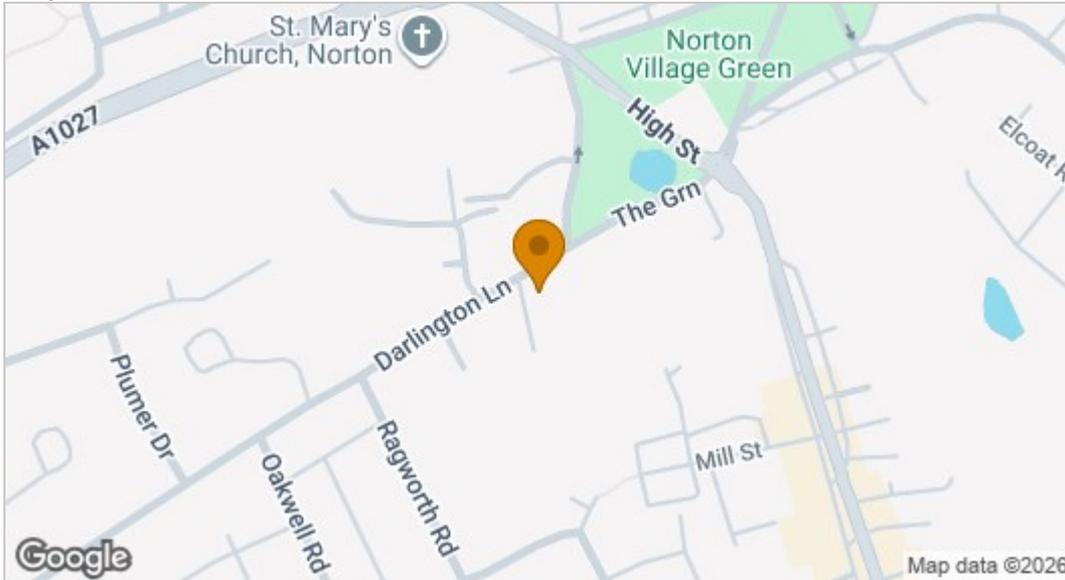
AML PROCEDURE

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.





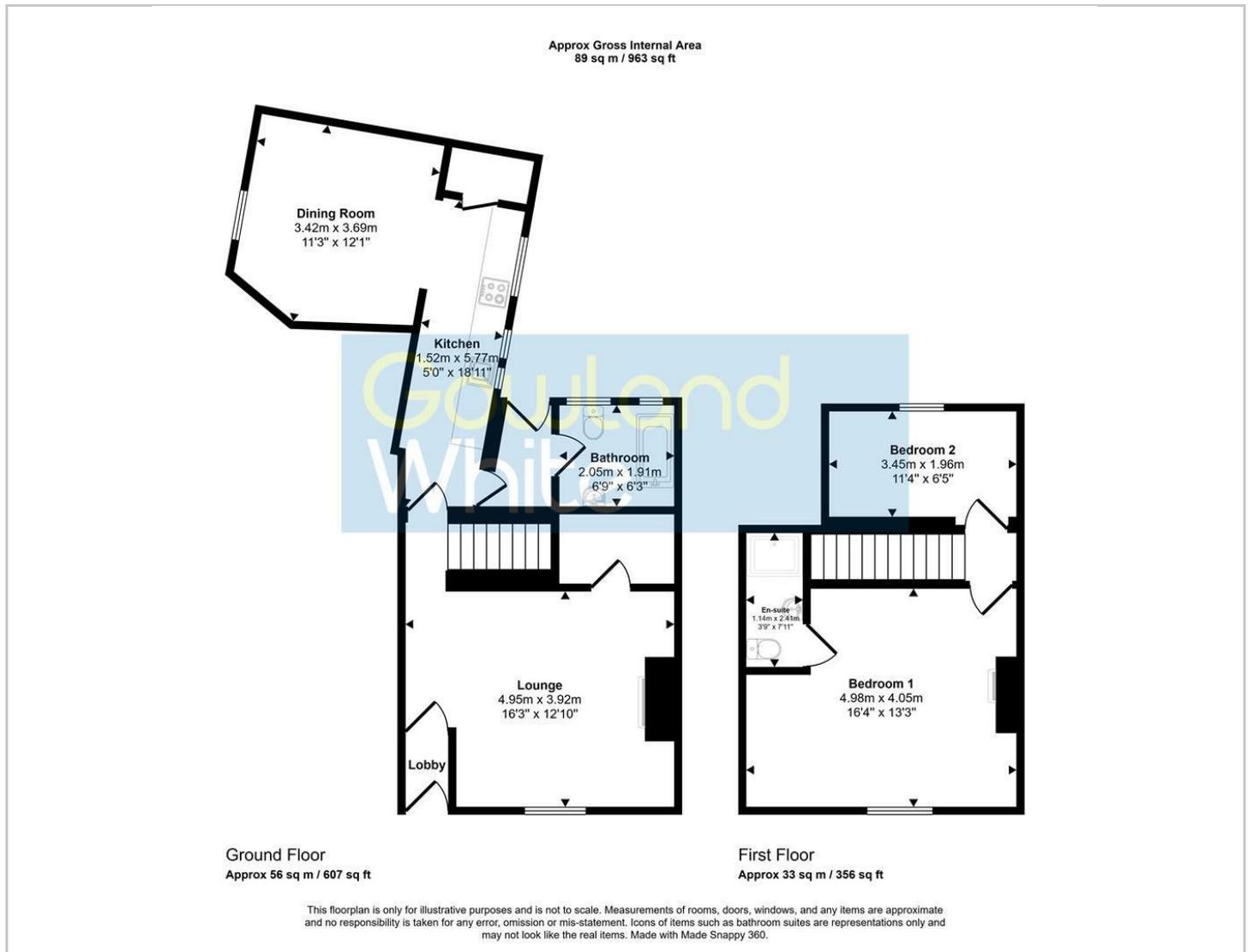
Map



EPC graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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



VIEWING

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

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