



Southfield Crescent, Norton, Stockton-On-Tees, TS20 2ET

Offered for sale with NO ONWARD CHAIN, this extended three-bedroom semi-detached home with garage is perfectly positioned in Norton, offering excellent commuter links and just a short walk from Norton's renowned Duck Pond, vibrant bars, restaurants, and shops.

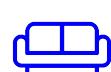
The ground floor offers a spacious lounge/dining room, perfect for both relaxing and entertaining. Leading through to a fantastic kitchen/diner, complete with an extensive range of modern units providing ample storage. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well-sized bedrooms and a modern family bathroom with a separate shower and bath for added convenience. Additionally, the property features uPVC windows throughout and gas central heating,

Externally, the property benefits from a garage and driveway providing off-street parking. The front garden is low-maintenance, while the south-west facing rear garden offers a private and enclosed lawn and patio area, making the most of the sunlight throughout the day.

This fantastic home is ideal for families, professionals, or investors looking for a property in a prime location.

£145,000

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HALL

LOUNGE/DINING ROOM

23'5" x 10'6" (7.14m x 3.20m)



KITCHEN/BREAKFAST ROOM

23'9" x 14'6" (7.24m x 4.42m)

WC

5'3" x 2'5" (1.60m x 0.74m)

LANDING

BEDROOM ONE

12'1" x 9'6" (3.68m x 2.90m)

BEDROOM TWO

11'1" x 9'6" (3.38m x 2.90m)

BEDROOM THREE

8'10" 6'1" (2.69m 1.85m)

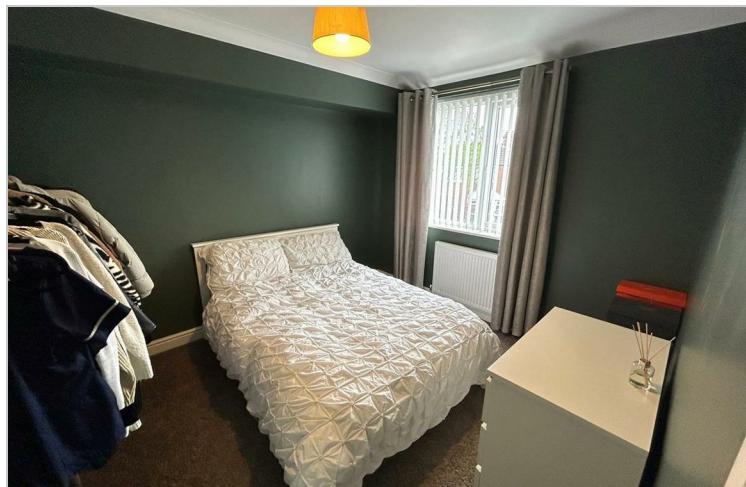
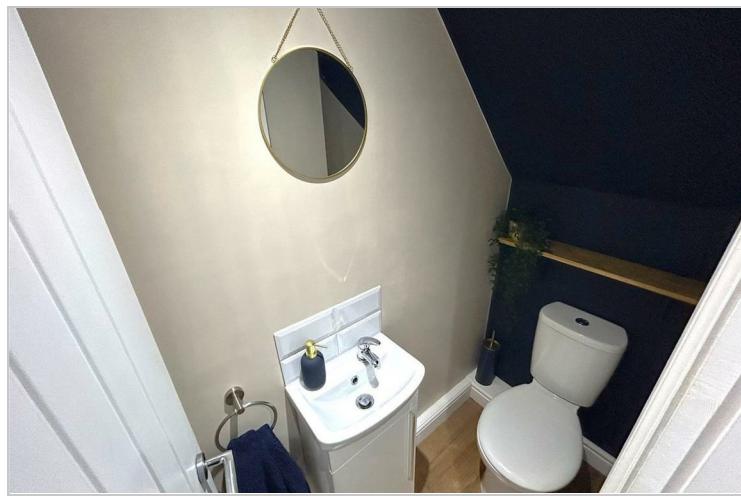
BATHROOM

7'7" x 5'11" (2.31m x 1.80m)

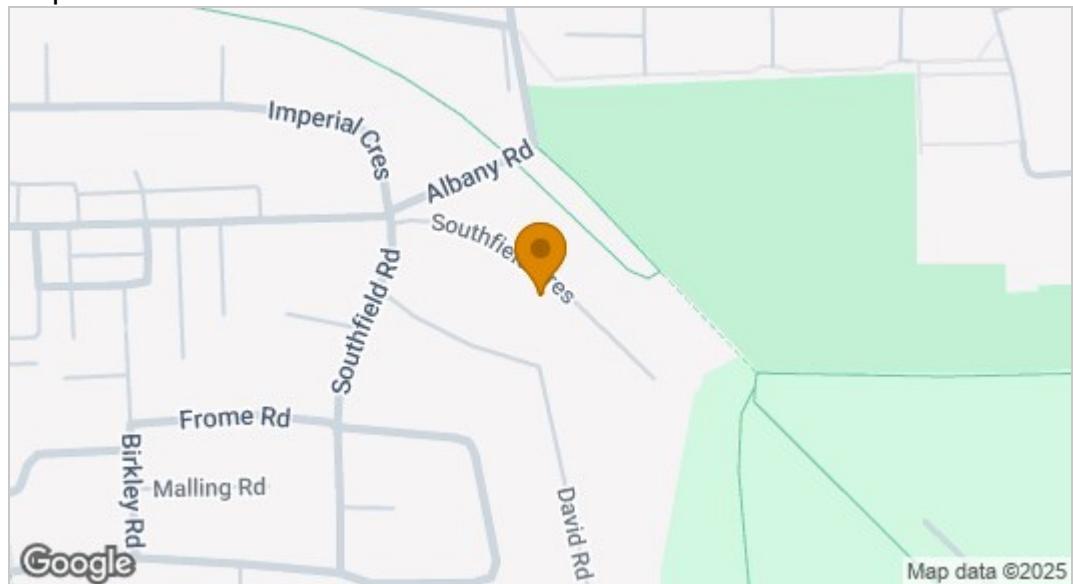
AML PROCEDURE

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		85
(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		65	
EU Directive 2002/91/EC			

VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.