



### 3 bed semi-detached house to buy in TS20

Eamont Road, Norton, Stockton-on-Tees, Durham, TS20 1DG

**£95,000**

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ SELLING WITH NO ONWARD
- ✓ POPULAR RESIDENTIAL AREA
- ✓ MODERNISATION REQUIRED
- ✓ FAMILY SIZED HOME
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Offered with no onward chain, this well-proportioned family home presents a superb opportunity for purchasers seeking to add their own style and value. Ideally positioned within a highly sought-after area popular with first-time buyers and growing families alike, the property offers generous living accommodation, off-street parking to the front and a good-sized, west-facing garden to the rear.

The accommodation briefly comprises: entrance hall with a turning staircase to the first floor and useful under-stairs storage. The dining room is bay front while the lounge to the rear has French doors opening into the conservatory, which enjoys views over the garden. The kitchen is positioned to the rear of the property and benefits from a side access door, providing convenient entry to both the front and rear of the home.

To the first floor, the landing provides access to the loft. There are well-proportioned bedrooms, making the property ideal for family living, along with a family bathroom.

Externally, the rear garden is of a generous size and enjoys a desirable westerly aspect, ideal for afternoon and evening sun. Further benefits include UPVC double glazing and a combination boiler.

A fantastic home offering bags of potential in a strong residential location. Early viewing is highly recommended. Contact our Norton team today to arrange your appointment.

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Accommodation

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### Dining Room

3.61m x 2.94m (11'10" x 9'7")



### Living Room

3.85m x 3.61m (12'7" x 11'10")



### Conservatory

2.03m x 2.99m (6'7" x 9'9")



### Kitchen

3.37m x 2.37m (11'0" x 7'9")



### Bedroom 1

3.06m x 2.93m (10'0" x 9'7")



## Bedroom 2

3.91m x 3.31m (12'9" x 10'10")



## Bedroom 3

2.78m x 2.61m (9'1" x 8'6")



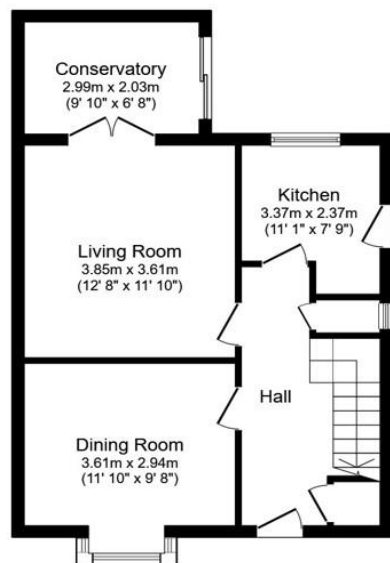
## Bathroom



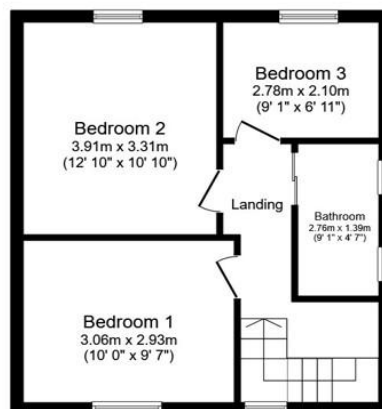
## Rear Garden



15 Eamont Road, Norton, TS20 1DG



**Ground Floor**  
Floor area 49.2 sq.m. (530 sq.ft.)



**First Floor**  
Floor area 41.9 sq.m. (451 sq.ft.)

**Total floor area: 91.1 sq.m. (981 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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