



## 4 bed terraced house to buy in

Station Road, Norton, Stockton-on-Tees,  
Durham, TS20 1NN

**£270,000**

🏠 x4 🚗 x1 🚲 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ POPULAR LOCATION
- ✓ CHARM AND CHARACTER
- ✓ WELL PRESENTED THROUGHOUT
- ✓ EPC Rating D

## Key Information

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

## Description

Positioned just moments from the heart of Norton's historic High Street and picturesque Village Green, this exceptional period-style residence effortlessly captures the essence of timeless charm while delivering the space and practicality demanded by modern family living.

From the outset, the home makes an immediate impression. A traditional entrance porch opens into a welcoming and generously proportioned hallway, setting the tone for the elegant accommodation that unfolds beyond. Rich in character, the bay-fronted principal reception room is bathed in natural light, with a feature wood burning stove creating a warm and inviting focal point, perfect for cosy evenings in. To the rear, a second reception room offers a more formal setting, ideal for entertaining or dining, complete with an open fire that enhances the home's classic appeal.

The breakfast kitchen is a true highlight, thoughtfully designed with handcrafted cabinetry, luxurious granite work surfaces, and ample space for informal dining. Flowing seamlessly from here, a charming conservatory with tiled flooring and radiator provides a versatile year-round living space, with direct access out to the rear courtyard.

To the first floor, a distinctive split-level landing leads to four well-proportioned bedrooms, three of which are generous doubles, alongside a comfortable single ideal for a home office or nursery. The accommodation is completed by a stylish family bathroom, featuring a modern three-piece suite and separate shower cubicle.

Externally, the property continues to impress. A quaint frontage with a low dwarf brick wall and cottage-style gate creates an attractive approach, while to the rear, a private courtyard offers a low-maintenance outdoor retreat. Of particular note, across the rear lane the property benefits from off-street parking, a garage, and a rare double-width garden, perfect for entertaining, relaxing, enjoying alfresco dining during the warmer months and a safe haven for children to play.

Offered to the market with no onward chain and ready for immediate occupation, this truly special home presents a rare opportunity to acquire a property of such character, space, and convenience within one of Norton's most desirable and increasingly sought-after locations.

Early viewing is essential to fully appreciate all that this outstanding home has to offer. Contact our Norton Office today to arrange your appointment.

Council Tax Band: C

Tenure: Freehold

Price: £270,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance hall



## Living Room

4.51m x 4.12m (14'9" x 13'6")



## Dining Room

4.43m x 3.87m (14'6" x 12'8")



## Kitchen

4.77m x 3.58m (15'7" x 11'8")



## Conservatory

3.79m x 2.49m (12'5" x 8'2")



## Landing



## Bedroom 1

4.45m x 3.94m (14'7" x 12'11")



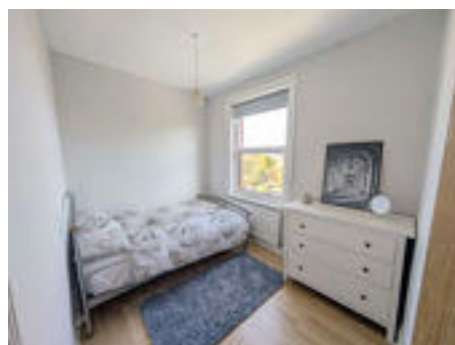
## Bedroom 2

4.15m x 3.94m (13'7" x 12'11")



## Bedroom 3

3.32m x 1.73m (10'10" x 5'8")



## Parking and Garage



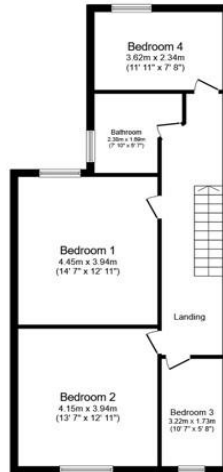
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## Garden





**Ground Floor**  
Floor area 78.0 sq.m. (840 sq.ft.)



**First Floor**  
Floor area 67.7 sq.m. (729 sq.ft.)

**Total floor area: 145.8 sq.m. (1,569 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>		77
(55-68) <b>D</b>	66	
(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

Station Road, Norton, Stockton-on-Tees, Durham, TS20 1NN

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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