



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

Seaham Close, Norton, Stockton-on-Tees, Durham, TS20 1RT

**£155,000** Offers Over

🏠 x2 🚗 x1 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ FANTASTIC LOCATION
- ✓ IDEAL FIRST HOME
- ✓ SPACIOUS THROUGHOUT
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating C

## Key Information

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

## Description

Tucked away within a pleasant cul-de-sac in one of the area's most sought-after residential settings, this immaculately presented semi-detached home offers a wonderful balance of comfort, practicality and style.

Set behind a neat front garden, the property is approached via a driveway running along the side of the home, providing off-street parking and leading to a larger-than-average garage. Ideal not only for secure parking but also perfectly suited as a workshop or hobby space.

Step inside and you are welcomed by an entrance porch with storage for coats and shoes and leads through to a spacious and light-filled lounge, where stairs rise to the first floor. Beyond lies a separate dining room, creating a perfect space for everyday family living or entertaining guests, while the modern fitted kitchen offers a stylish and practical cooking environment.

To the first floor, the landing leads to two generously proportioned double bedrooms, both offering comfortable accommodation, along with a bathroom fitted with a walk-in shower.

Externally, the property continues to impress with a well-maintained rear garden, providing a pleasant outdoor retreat for relaxing or enjoying time with family and friends.

Further benefits include UPVC double glazing and gas central heating via a modern combination boiler, ensuring warmth and efficiency throughout.

Homes in this quiet and desirable cul-de-sac rarely remain available for long, making this a fantastic opportunity for a range of buyers seeking a home that is ready to move straight into.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £155,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

---

### Living Room

5.11m x 3.58m (16'9" x 11'8")



### Dining Room

3.15m x 2.62m (10'4" x 8'7")



### Kitchen

3.16m x 2.39m (10'4" x 7'10")



### Bedroom 1

4.09m x 3.01m (13'5" x 9'10")



### Bedroom 2

3.40m x 2.20m (11'1" x 7'2")



## Bathroom

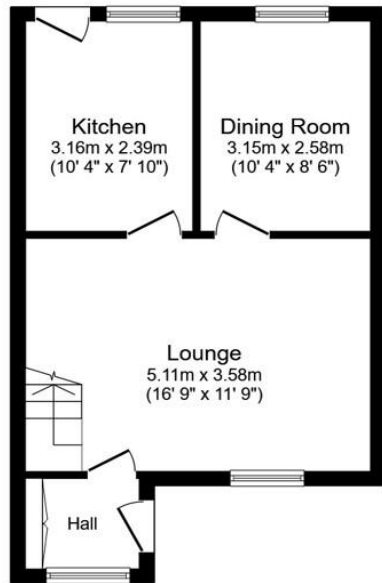
2.10m x 1.83m (6'10" x 6'0")



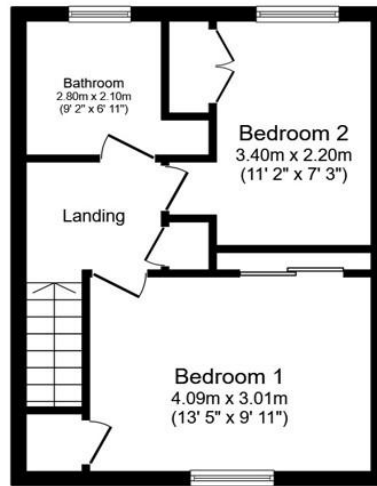
---

## Rear Garden





**Ground Floor**  
Floor area 35.6 sq.m. (383 sq.ft.)



**First Floor**  
Floor area 33.2 sq.m. (357 sq.ft.)

**Total floor area: 68.8 sq.m. (740 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>		83
(69-80) <b>C</b>	71	
(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	

Seaham Close, Norton, Stockton-on-Tees, Durham, TS20 1RT

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/>

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

