



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

Leven Road, Norton, Stockton-on-Tees, Durham, TS20 1BQ

**£95,000**

🏠 x2 🪑 x1 🚗 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ GREAT LOCATION
- ✓ PLENTY OF POTENTIAL
- ✓ TWO RECEPTION ROOMS
- ✓ TWO BEDROOMS
- ✓ EPC Rating D

## Key Information

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

## Description

Positioned within one of Stockton's most sought-after residential locations, this semi-detached home places you just moments from the vibrant heart of Norton High Street. Renowned for its excellent range of independent shops, popular bars, cafés and restaurants, Norton continues to prove highly desirable with families, professionals and buyers looking to enjoy both convenience and community atmosphere. Excellent local schooling, nearby transport links and access to beautiful green spaces further enhance the appeal of this well-established area.

Set behind a garden frontage, the property offers accommodation full of potential and opportunity. The ground floor briefly comprises an entrance hall leading into a generously sized living room, whilst to the rear there is a separate dining room and kitchen which could, subject to the necessary works, be combined to create a stylish open-plan living and entertaining space ideally suited to modern family life.

To the first floor are two well-proportioned bedrooms and a bathroom, with the layout offering scope for thoughtful reconfiguration to create three bedrooms and a bathroom if required.

Externally, the property enjoys a particularly delightful rear garden providing an excellent outdoor space to relax and enjoy.

Requiring a degree of modernisation throughout, this home presents an exciting opportunity for buyers looking to create and personalise a property to their own taste and specification in an exceptionally popular Norton setting.

Early viewing is highly recommended. Contact the Pattinson Estate Agents Norton team today to arrange your appointment.

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water, Springs

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Accommodation

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### Living Room

4.72m x 3.93m (15'5" x 12'10")



### Dining Room

3.22m x 2.50m (10'6" x 8'2")



### Kitchen

2.50m x 2.49m (8'2" x 8'2")



### Bedroom 1

4.80m x 2.93m (15'8" x 9'7")



### Bedroom 2

3.72m x 3.05m (12'2" x 10'0")



## Bathroom

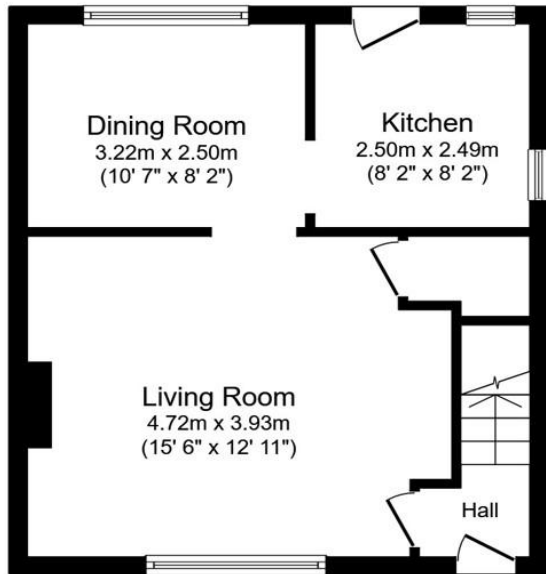
2.70m x 2.68m (8'10" x 8'9")



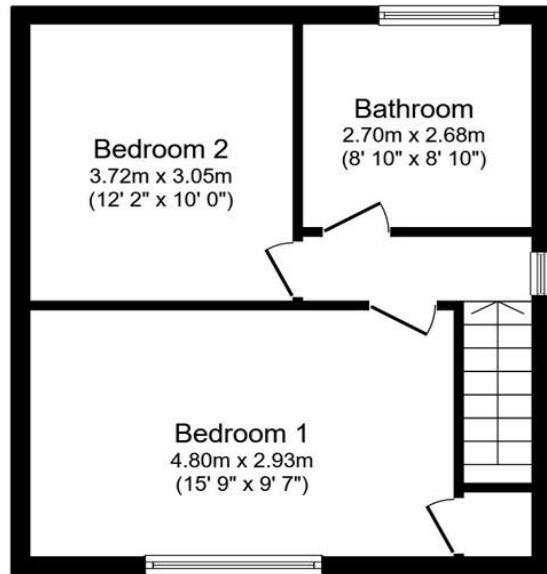
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## Garden





Ground Floor



First Floor

Total floor area: 75.9 sq.m. (817 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>                                   |  |                            | 80        |
| (55-68) <b>D</b>                                   |  | 64                         |           |
| (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<br>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,**

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