



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

Grange Road, Norton, Stockton-on-Tees, Durham, TS20 2NT

# £165,000

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ FULLY REFURBISHED ACCOMMODATION
- ✓ TWO DOUBLE BEDROOMS
- ✓ BAY-FRONTED LIVING ROOM
- ✓ OPEN-PLAN KITCHEN/DINER
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Perfectly fusing traditional character features alongside a sleek and stylish finish, this fully-refurbished semi-detached home provides immaculate accommodation in the heart of desirable Norton, just a short stroll from the High Street and its array of attractive amenities. Extended and remodelled to create a wonderful flow of living accommodation and finished to exacting standards, this turn-key beautiful home offers a truly unique opportunity and must be viewed at the earliest availability.

On approach, the charming kerbside appearance sets the tone for the delightful layout inside, briefly comprising: striking Reception Hallway with U-shaped stairs and double height ceiling, 16'7" open-plan Kitchen Diner with rear aspect French doors and fitted with an array of light-reflecting high-gloss units featuring fully-integrated appliances and soft-close doors whilst a separate Laundry Room with WC provides additional contemporary convenience. Flowing through to the front of the property, a generously-proportioned bay-fronted Living Room features an electric fire and ornate original side window, whilst cleverly-concealed oak sliding doors provide versatility with the option of a fully open-plan sociable space for entertaining or a separate cosy retreat for winter evenings. To the first floor, two double Bedrooms are served by a contemporary Family Bathroom with over-bath shower, whilst ceiling loft hatch access can be gained on the Landing to a full-boarded Loft Room. Stepping outside, well-maintained gardens are provided to the front and rear with ample parking alongside to a large driveway and garage with power, light and workshop area.

Offered to the market with NO ONWARD CHAIN and featuring renewed electrics and plumbing, replastered walls, new décor, carpets and flooring and finished with solid oak internal doors, this exceptional property is certain to impress inside and out!

Council Tax Band: B

Tenure: Freehold

Price: £165,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## GROUND FLOOR

---

### Reception Hallway



### Living Room

4.82m x 3.34m (15'9" x 10'11")



### Kitchen/Diner

5.06m x 2.85m (16'7" x 9'4")



### Laundry Room & Cloaks WC

2.27m x 1.05m (7'5" x 3'5")

---

## FIRST FLOOR

---

### Bedroom One

3.26m x 3.02m (10'8" x 9'10")



## Bedroom Two

3.00m x 2.72m (9'10" x 8'11")



---

## Family Bathroom



---

## EXTERNALLY

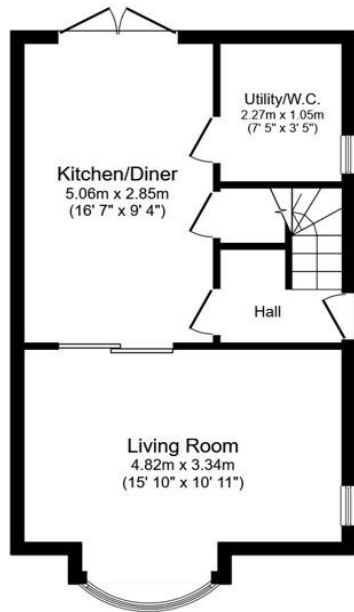
---

### Front & Rear Gardens

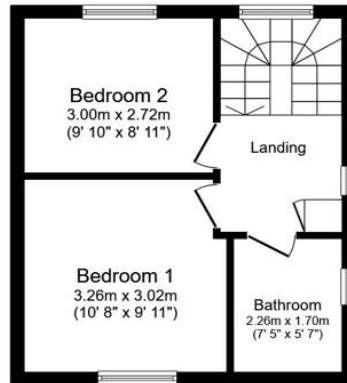


---

### Garage & Driveway



Ground Floor



First Floor

Total floor area: 74.9 sq.m. (806 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>			76
(55-68) <b>D</b>		63	
(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	

Grange Road, Norton, Stockton-on-Tees, Durham, TS20 2NT

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.

