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10 Stanley Street

Norton, Stockton-On-Tees, TS20 1HG

Offers in excess of £110,000

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Charming Two-Bedroom Terraced Home | Approx. 800 Sq Ft | Private South-Facing Garden | Short Walk to Norton Village | No Onward Chain

Situated on Stanley Street, just a short stroll from the heart of Norton Village, this attractive two-bedroom terraced home offers an excellent combination of spacious accommodation, modern practicality and a highly convenient location, complemented by a private south-facing rear garden.

Well maintained and offered for sale with no onward chain and vacant possession, the property provides a welcoming and versatile layout, ideally suited to first-time buyers, downsizers or investors seeking a property in one of Stockton-on-Tees' most popular residential areas.







The ground floor offers two generously proportioned reception rooms, providing excellent flexibility for comfortable everyday living and entertaining.

A spacious lounge creates a relaxing setting, while the separate dining room offers a dedicated space for family meals, hosting guests or adapting to individual lifestyle requirements.

To the rear, the modern fitted kitchen provides a practical and well-arranged space, featuring integrated appliances, ample storage and convenient access to the garden.

Upstairs, the accommodation continues with two generous double bedrooms, both offering excellent proportions. One bedroom benefits from fitted wardrobes, while the other incorporates a shower cubicle, adding further practicality and flexibility.

A modern family bathroom, complete with a contemporary three-piece white suite, serves the first floor.

The property has also benefited from a number of improvements, including electrical rewiring, uPVC double glazing and gas central heating. The boiler was serviced and the ridge tiles repointed in October 2025, providing additional reassurance for prospective buyers.

A spacious loft offers valuable additional storage and potential for future conversion, subject to the necessary planning permissions and building regulations.

Externally, the property enjoys an attractive, enclosed south-facing rear garden, offering a pleasant degree of privacy and a fantastic low-maintenance outdoor space.

Perfectly suited to alfresco dining, outdoor seating or simply relaxing in the sunshine, the garden provides a welcome extension of the living accommodation without the demands of extensive upkeep.

Situated within easy walking distance of Norton's picturesque Duck Pond and vibrant High Street, the property enjoys convenient access to a fantastic selection of independent shops, cafés, restaurants, bars and everyday amenities.

The location is also well served by nearby schools, supermarkets and excellent transport connections, making it equally appealing to homeowners and prospective landlords.

For investors, the property also offers attractive buy-to-let potential, with an indicative rental income of approximately £700 per calendar month, representing a gross yield of around 7.3% based on the current asking price, before costs and subject to market conditions.

An excellent opportunity to acquire a spacious and well-maintained two-bedroom home, combining flexible living accommodation, a private south-facing garden and an outstanding position close to Norton Village. With no onward chain and broad appeal to first-time buyers, downsizers and investors alike, early viewing is highly recommended.

Location
Situated on Stanley Street in the highly popular Norton area of Stockton-on-Tees, the property enjoys an excellent position just a short walk from the picturesque Norton Duck Pond and its vibrant, tree-lined High Street. Renowned for its charming village atmosphere, Norton offers an impressive selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, creating a wonderful setting for convenient day-to-day living. The property is also well placed for local schools, including St Joseph's Catholic Primary School and Red House School, while an Aldi supermarket is within easy reach. Excellent transport connections provide convenient access to Stockton town centre, Billingham, Middlesbrough and the wider Tees Valley, with the nearby A19 offering straightforward links for commuters. Combining a desirable village setting with excellent accessibility, Norton remains a consistently popular choice for a wide range of buyers.

Note
Please Find The Attached Brochure With Material Information For Buyers.

The Seller Informs Us The Electrical Installation Condition Report Is Valid Until April 2026. The Boiler Has Received A Full Service Oct 2025, The Ridge Tiles Have Been Re-Pointed Oct 2025.

Disclaimer
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

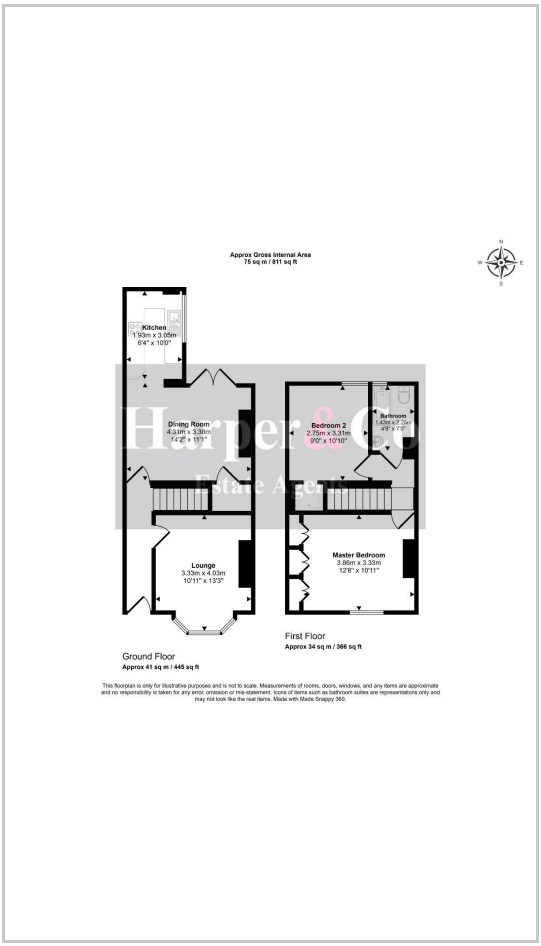
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

Money Laundering
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

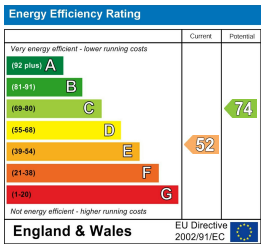
Area Map

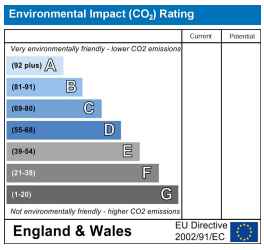


Floor Plans



Energy Efficiency Graph





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