



110 Norton Avenue

, Stockton-On-Tees, TS20 2JT

Offers in excess of £140,000

Offered With No Onward Chain



This Immaculately Presented Four-Bedroom Home Is Offered To The Market With The Advantage Of No Onward Chain & Vacant Possession. Situated Within A Highly Sought-After Area Of Norton, The Property Offers Generous Accommodation Spanning Three Floors, Making It An Ideal Purchase For First-Time Buyers, Families Or Investors Alike.



Full Description

Upon Entry, The Welcoming Hallway Leads To A Spacious Lounge Featuring A Charming Fireplace & A Dining Area With A Bay Window That Fills The Room With Natural Light. The Good-Sized Kitchen Offers Ample Storage & Worktop Space, Perfect For Everyday Living. Throughout, The Property Showcases Modern Fixtures & Fittings, A Neutral Décor & Has Been Exceptionally Well Maintained – Truly Ready To Move Into.

To The First Floor, There Are Three Well-Proportioned Bedrooms, A Family Bathroom & A Separate W/C, Providing Convenience For Family Life. The Top Floor Features A Spacious Fourth Bedroom With Built-In Storage, Velux Windows & A Lovely Outlook, Creating A Peaceful Private Retreat Or Ideal Home Office.

Externally, The South-Facing Rear Garden Enjoys A Patio Seating Area & A Neatly Kept Lawn – Perfect For Outdoor Dining & Relaxation. An Outhouse Provides Excellent Storage Options & Could Be Converted For Additional Use (STPP). The Front Of The Property Features Potential To Create A Driveway For Off-Road Parking, Alongside Convenient Side Access To The Garden.

The Seller Informs Us That Additional Benefits Include Gas & Electric Safety Certificates, Recent CP12 Certification & New Radiators Fitted, All Windows & Doors Were Replaced In 2018, Ensuring Energy Efficiency & Peace Of Mind.

Location

Situated On Norton Avenue In The Established And Sought-After Norton District, 110 Norton Avenue Is A Well-Placed Home Within Walking Distance To Norton High Street, Village Green & Duck Pond. The Property Offers Excellent Transport Links Including Regular Bus Routes Nearby And Easy Access To Stockton Rail Station (Approx 1.6 Km). Local Amenities Such As Schools, Shops, And The Recreational Park Are All Readily Accessible, Along With Green Spaces Including Great North Park Just A Short Walk Away.

Note

Please Find The Attached Brochure With Material Information For Buyers.

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.

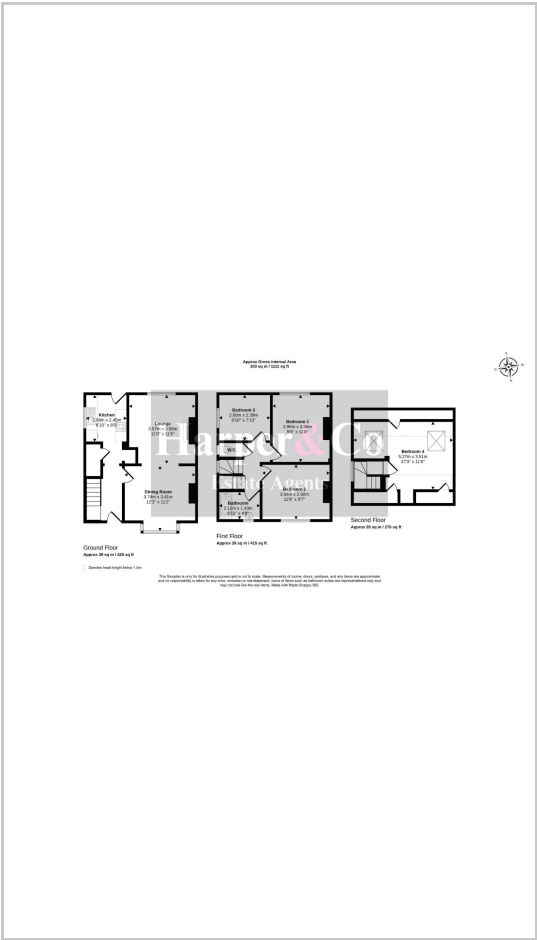
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

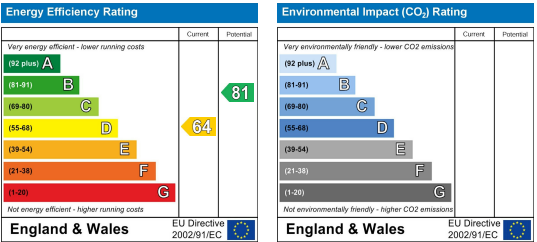
Area Map



Floor Plans



Energy Efficiency Graph



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