



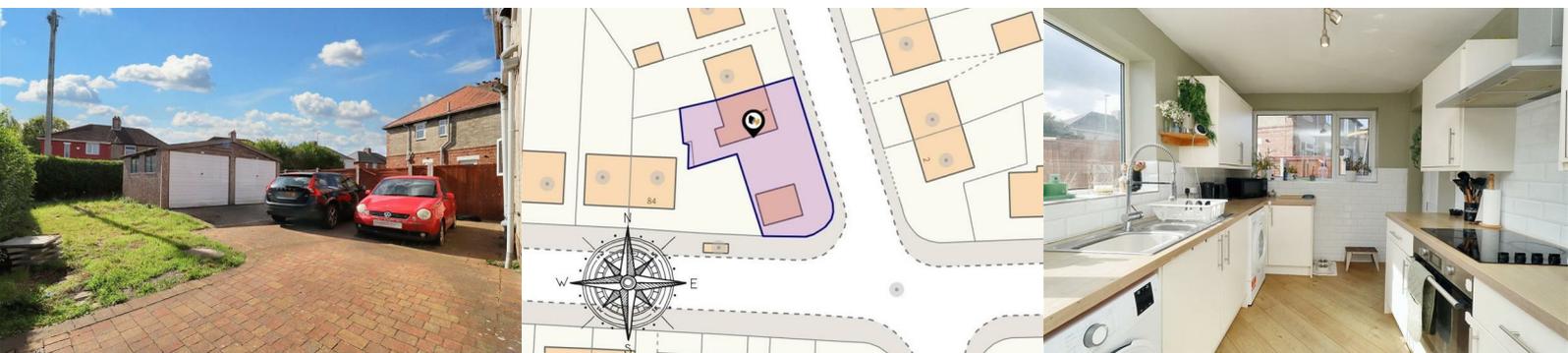
1 Swale Road

Norton, Stockton-On-Tees, TS20 1BY

£120,000



Situated In A Highly Sought After District Of Norton, Just A Short Walk From The Village Green, Duck Pond & Excellent Local Amenities, This Extended Semi Detached Property Offers A Fantastic Opportunity For Families, First Time Buyers Or Investors. With A Generous Corner Plot, Double Garage & Scope To Further Extend, This Home Combines Immediate Comfort With Exciting Future Potential.



Full Description

The Ground Floor Features A Welcoming Entrance, Two Separate Reception Rooms Providing Flexible Living & Dining Space, A Fitted Kitchen, Plus A Ground Floor W.C. With Utility Cupboard. Upstairs, There Are Three Well Appointed Bedrooms Alongside A Good Size Family Bathroom, All Presented In Neutral Décor Ready To Move Into. A Boarded Loft Provides Additional Storage Or Potential For Conversion (Subject To Planning).

Externally, The Property Benefits From A West Facing Rear Garden With Lawn & Patio Seating Area, Perfect For Entertaining Or Relaxing Outdoors. A Block Paved Driveway Leads To A Detached Double Garage With Apex Roof, Power Supply & Scope To Convert Into A Home Office, Gym Or Workshop.

With Recent Upgrades Including A New Boiler Installed In 2017 & A Full Rewire, This Property Offers Peace Of Mind Alongside Excellent Potential To Create A Truly Outstanding Home In One Of Norton's Most Desirable Locations.

Location

Situated In A Desirable Part Of Norton, This Well-Located Home On Swale Road Offers Easy Access To Local Schools, Shops, And Health Services, With Stockton Station Just Over A Mile Away For Convenient Commuting. The Area Features A Friendly Community Of Predominantly Semi-Detached Homes, Along With Strong Broadband Connectivity And Good Local Amenities. Perfect For Families And Professionals Alike, This Property Combines Everyday Convenience With A Pleasant Suburban Setting.

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.

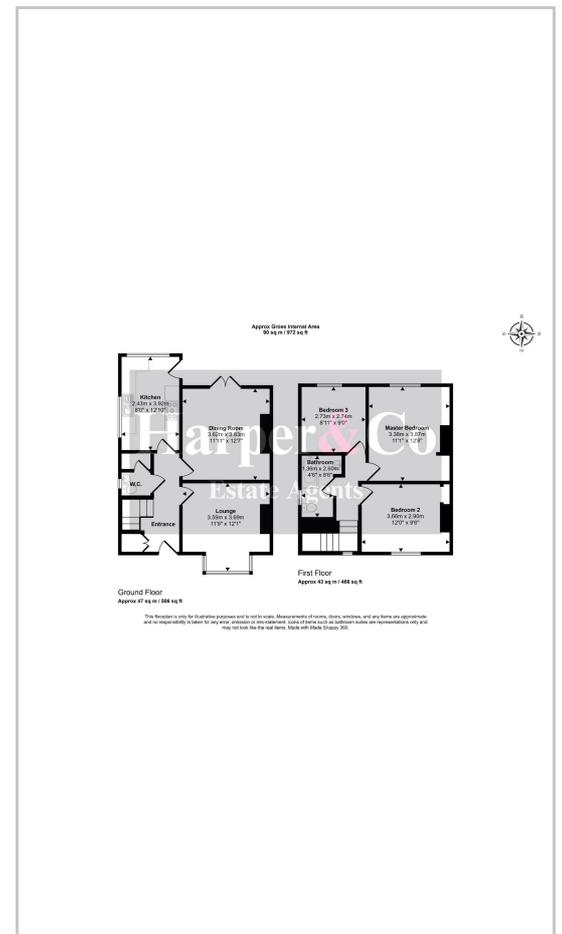
Money Laundering Notice

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

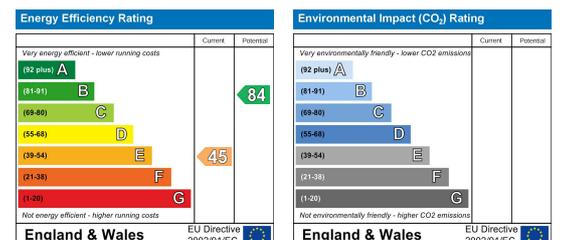
Area Map



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