



## 12 Southfield Crescent

Norton, Stockton-On-Tees, TS20 2ES

**Offers in excess of £130,000**



For Sale With The Advantage Of No Onward Chain & Vacant Possession - Southfield Crescent Presents A Delightful Semi-Detached House That Perfectly Balances Modern Living With Classic Appeal. This Property Has Been Thoughtfully Updated While Retaining Its Character, Making It An Ideal Family Home.

The Family Home Boasts Three Well-proportioned Bedrooms, Providing Ample Space For Relaxation And Rest. Benefiting A Recently Installed Kitchen, Featuring A New Oven And Hob, Which Is Perfect For Culinary Enthusiasts. The Two Reception Rooms Have Been Elegantly Opened Up, Enhanced By French Doors That Lead Directly To The Generous Rear Garden. This Outdoor Space Is Not Only Substantial But Also Offers A High Level Of Privacy, Making It An Excellent Spot For Family Gatherings Or Quiet Evenings.

The Property Also Includes A Newly Fitted Three-piece Bathroom Suite, Complete With A Shower Over The Bath, Ensuring Convenience And Comfort For All Residents. Additionally, The Detached Garage Provides Valuable Storage Options, Whether For Bicycles Or Other Belongings.



Location

Attractively Positioned In Norton With Just A Short Walk Away From Norton High Street & Other Nearby Attractions. Nearby Are Useful Road Links & Bus Routes For Commuting.

- Norton High Street - 15 Minute Walk
- North Shore - 12 Minute Walk
- Norton Primary School - 8 Minute Walk
- Stockton High Street - 8 Minute Drive Or 18 Minute Bus

All Distance Times As Suggested By Google Maps.

Entrance Hallway

Entrance Leads To Lounge & Staircase To First Floor.

Lounge

Feature Fireplace, uPVC Double Glazed Bay Window, Radiator.

Dining Area

uPVC Double Glazed French Doors To Rear, Radiator.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, Door To Rear, uPVC Double Glazed Window, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

Spotlights, uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A Three Piece White Suite Comprising; Hand Wash Basin, W/C, Bath With Overhead Shower, Spotlights, uPVC Double Glazed Window, Radiator.

Loft Space

Partially Boarded.

Garage

Opening Doors To The Front Aspect.

Energy Efficiency Rating - D

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Stockton Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: Decorative Stone
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

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.

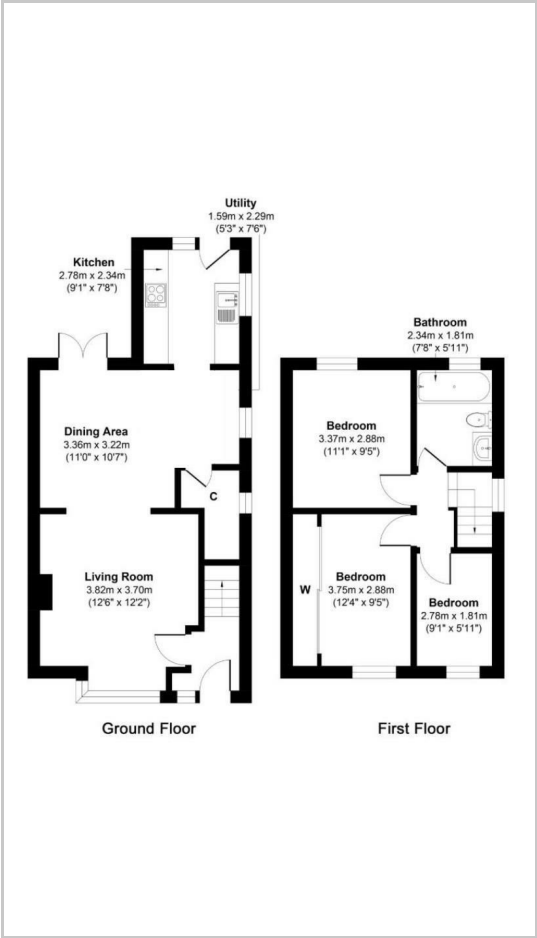
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Area Map



Floor Plans



Energy Efficiency Graph

