



## 98 Norton Avenue

Norton, Stockton-On-Tees, TS20 2JT

**Offers in the region of £125,000**



For Sale With The Advantage Of No Onward Chain & Vacant Possession - Sensible Offers Invited! Nestled On Norton Avenue In The Charming Area Of Norton Village, Stockton-On-Tees, This Delightful Semi-Detached House Presents An Excellent Opportunity For Families And Individuals Alike. Recently Redecorated, The Property Boasts A Fresh And Inviting Atmosphere, Making It A Perfect Canvas For Your Personal Touch.



Full Description

Upon Entering, You Will Find Two Spacious Reception Rooms That Offer Versatility For Both Relaxation And Entertaining. The Modern Kitchen/Diner Is A Standout Feature, Complete With A Striking Fireplace That Adds Character And Warmth To The Space. This Area Is Ideal For Family Meals Or Hosting Friends, Ensuring That Every Gathering Is Memorable.

The Property Comprises Three Well-Proportioned Bedrooms, Providing Ample Space For Rest And Privacy. Additionally, The Good-Sized Loft Space Presents An Exciting Opportunity For Conversion, As Seen In Neighbouring Properties, Subject To The Necessary Planning Permissions. This Potential For Expansion Allows For Future Growth And Adaptability To Your Needs.

Step Outside To Discover An Extensive South-Facing Rear Garden, Perfect For Enjoying Sunny Days And Outdoor Activities. The Garden Offers A Tranquil Retreat, Ideal For Gardening Enthusiasts Or Those Seeking A Peaceful Outdoor Space. Furthermore, The Accessible Side Aspect Of The Property Opens Up Possibilities For Creating Off-Road Parking Or Even Building A Garage Or Outbuilding, Again Subject To Planning Permissions.

Location

Attractively Positioned Within A Mature And Sought-After Norton District, With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of Some Of Norton's Popular Bars & Restaurants, Sports Facilities And Its' Renowned Tree-Lined High Street & Duck Pond.

Norton Avenue Can Be Accessed Via Norton Road Or The A1027. The Property Sits Opposite The Entrance To Norton Recreational Park & Playground.

- ALDI, Darlington Ln - 7 Minute Walk
- Norton Green & Duck Pond - 14 Minute Walk
- Norton Primary Academy, Berkshire Rd - 16 Minute Walk
- North Shore Academy, Talbot St - 20 Minute Walk
- The Highland Laddie - JD Wetherspoon - 10 Minute Walk
- The Glebe Shops & The Centenary - 13 Minute Walk

Distance Times As Estimated By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Informs Us The Property Benefits A Valid Gas Safety Certificate & Valid EICR Electrical Safety Certificate.

Disclaimer

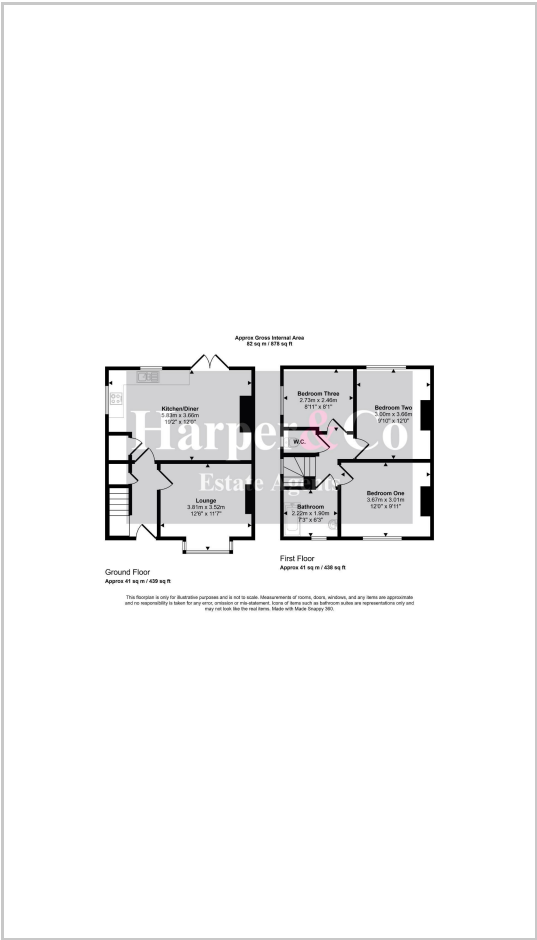
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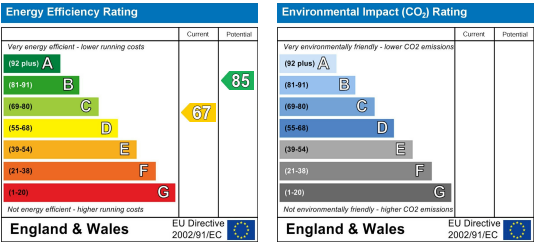
Area Map



Floor Plans



Energy Efficiency Graph



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