



## 18 Grantham Road

Norton, Stockton-On-Tees, TS20 1PP

**Offers in the region of £250,000**



An Elegant And Immaculately Presented Period Home Situated Within A Highly Sought-After Cul-De-Sac In The Heart Of Norton. Beautifully Blending Character Features With Contemporary Finishes, This Stunning Property Offers Spacious Accommodation, A Recently Refitted Kitchen And Bathroom, Private Gardens, Garage, And Off-Road Parking, All Within Walking Distance Of Norton Village, The Duck Pond, And The Vibrant High Street.



**Full Description**

Occupying A Desirable Cul-De-Sac Position Just Moments From The Heart Of Historic Norton Village, This Beautifully Maintained Property Offers The Perfect Combination Of Timeless Character And Modern-Day Luxury.

From The Moment You Arrive, The Property Impresses With Its Attractive Appearance, Off-Road Parking, Attached Garage And Well-Kept Surroundings. Internally, The Home Retains Many Of The Features Associated With Properties Of Its Era, Including Generous Ceiling Heights And Spacious, Well-Proportioned Rooms, Whilst Benefiting From Significant Modernisation In Recent Years.

The Stylish Contemporary Kitchen Has Been Recently Replaced And Features A Range Of Integrated Appliances, Creating A Practical Yet Sophisticated Space For Everyday Living And Entertaining. The Luxurious Bathroom Has Also Been Upgraded To A High Standard, Complementing The Home's Elegant Finish Throughout.

The Accommodation Is Presented In Truly Immaculate Condition And Is Ready For Immediate Occupation. A Gas Combination Boiler Installed In 2021, Along With A Number Of Replacement Radiators, Provides Efficient Heating, Whilst The Loft Offers Additional Storage And Approximately Two-Thirds Boarding.

Externally, The Property Continues To Impress. The Generous Rear Garden Enjoys An Excellent Degree Of Privacy, Creating A Wonderful Space For Outdoor Dining, Family Enjoyment And Relaxation. The Attached Garage Benefits From An Up-And-Over Door And Convenient Rear Access To The Garden.

The Location Is Equally Appealing. Norton Is Widely Regarded As One Of Stockton-On-Tees' Most Desirable Residential Areas, Renowned For Its Historic Village Atmosphere, Charming Duck Pond, Independent Shops, Popular Restaurants, Cafés And Traditional Public Houses. The Property Is Within Easy Walking Distance Of These Amenities, Offering A Lifestyle That Combines Community Charm With Everyday Convenience.

This Is A Rare Opportunity To Acquire A Characterful Yet Modern Family Home In One Of The Area's Most Prestigious And Established Locations.

**Location**

Situated Within The Highly Desirable Norton Area Of Stockton-On-Tees, This Property Enjoys A Well-Established Residential Setting Renowned For Its Strong Community Feel And Excellent Everyday Convenience. Popular With Families And Professionals Alike, Norton Continues To Be One Of The Area's Most Sought-After Locations.

A Variety Of Local Shops, Cafés And Essential Amenities Are Available Within Approximately 0.4 Miles (Around An 8 Minute Walk), While The Ever-Popular Norton High Street Is Around 0.7 Miles Away (Approximately A 15 Minute Walk) Offering An Excellent Selection Of Independent Restaurants, Bars, Cafés And Boutique Shops.

Stockton Town Centre Is Approximately 1.5 Miles Away (Around A 5 Minute Drive) Providing Further Retail, Leisure And Transport Facilities. The Property Also Benefits From Excellent Connectivity Via The A19 And A66, Offering Convenient Access Across Teesside And Surrounding Areas.

**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.

Some Photographs May Have Been AI Enhanced For Presentation Purposes (For Example, De-Cluttering). Images Should Be Treated As Illustrative Only And Not Relied Upon As An Accurate Representation

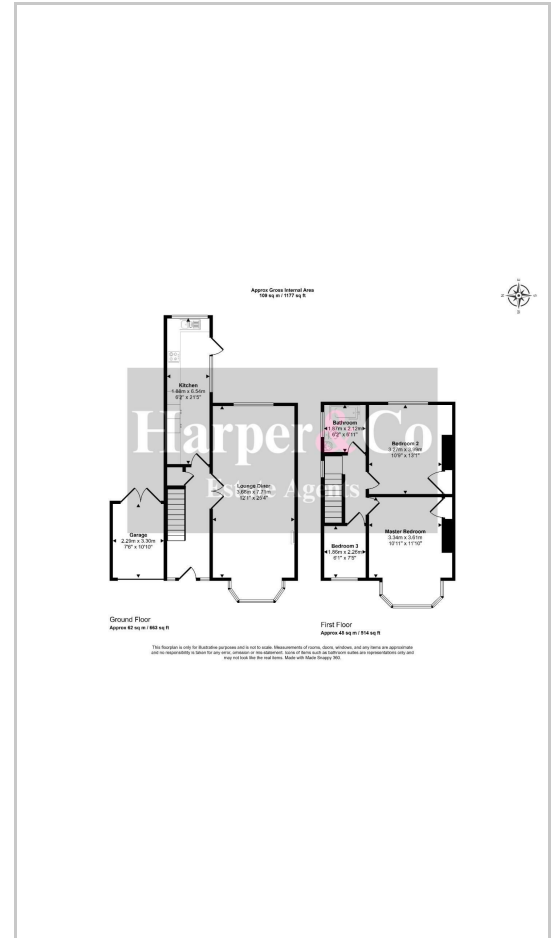
**Money Laundering Notice**

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

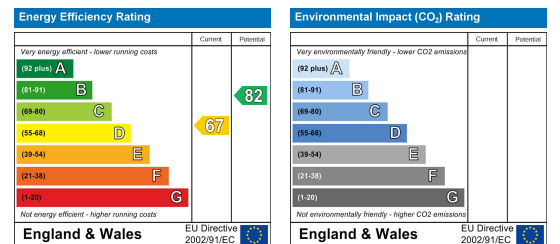
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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