



## 67 Napoleon Way

Summerville Village, Stockton-On-Tees, TS19 8FU

**Offers in excess of £76,000**

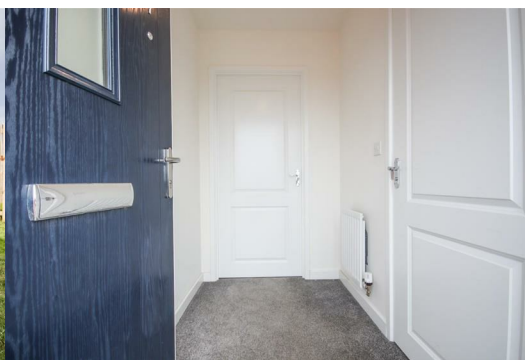


Shared Ownership Price At £77,500 For A 50% Share (Full market value £155,000). An Affordable First Purchase.

'The Ashton' Situated In Summerville Village. Built Approximately 2 Years Ago By Avant Homes & Benefits The Remainder Of A 10 Year NHBC Guarantee.

A Stunning Property For Sale With The Advantage Of No Onward Chain & Vacant Possession!

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



Accommodation Comprises

Wide Entrance Hall Leading To A Contemporary Kitchen, With Integrated Cooking Appliances, And A Light And Spacious Open Plan Living And Dining Room Extending Through French Doors To The Rear Garden, Ideal For Entertaining. There's Also A Ground Floor Cloakroom WC And Under-Stairs Utility Cupboard.

To The First Floor Are Three Good Sized Bedrooms, Served By An Excellent Family Bathroom.

Location

Just North Of Summerville Village Is The Historic Town Of Stockton, County Durham, A Short Drive Away, With All Its Shopping, Pubs, Restaurants, Cafes, Hairdressers, Beauticians And Banks. Norton High Street, Home To Popular Eateries And Shops, Is Only 6 Minutes\* Away. Extensive Retail Therapy And Entertainment Can Be Found At Teesside Park 15 Minutes\* By Car.

Summerville Village Also Provides Easy Access To A177 And A19. Meaning Middlesbrough Is 16 Minutes\* Away While Darlington Is 23 Minutes\* And Durham 28 Minutes\*.

For Families There Are A Number Of Excellent Schools In The Area.

Entrance Hallway

Composite Entrance Door, Door Leading To The W.C, Door Leading To The Living Room.

Ground Floor W.C

White W/C, Wash Hand Basin, Radiator.

Living Room

17'10" x 7'5" (5.45m x 2.27m)  
uPVC Double Glazed French Doors Opening Out To The Rear Garden, Open Spindle Staircase To The First Floor Landing, Under Stair Utility Cupboard, Opening Through To The Kitchen Area.

Kitchen Area

17'10" x 14'5" (5.45m x 4.40m )  
Fitted With A Range Of Modern White Base, Wall & Drawer Units, Work Surface Incorporating A Stainless Steel Sink Unit & Chrome Mixer Tap, Built-In Oven, Hob & Overhead Extractor Fan, uPVC Double Glazed Window To The Front Aspect, Space For A Fridge Freezer.

First Floor Landing

Open Spindle Balustrade, uPVC Double Glazed Window To The Side Aspect.

Bedroom One

9'4" x 12'6" (2.85m x 3.82m)  
uPVC Double Glazed Window To The Front Aspect, Radiator.

Bedroom Two

9'4" x 11'4" (2.85m x 3.46m )  
uPVC Double Glazed Window To The Rear Aspect, Radiator.

Bedroom Three

8'3" x 7'5" (2.53m x 2.27m)  
uPVC Double Glazed Window To The Rear Aspect, Radiator.

Family Bathroom

8'3" x 6'7" (2.53m x 2.01m)  
Fitted With A White Three-Piece Suite Comprising Panelled Bath With Overhead Shower & Screen, Wash Hand Basin With Pedestal, W/C, Radiator, uPVC Double Glazed Windows x2 To The Front Aspect.

Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: C

£1,901 pa

Measurements

Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

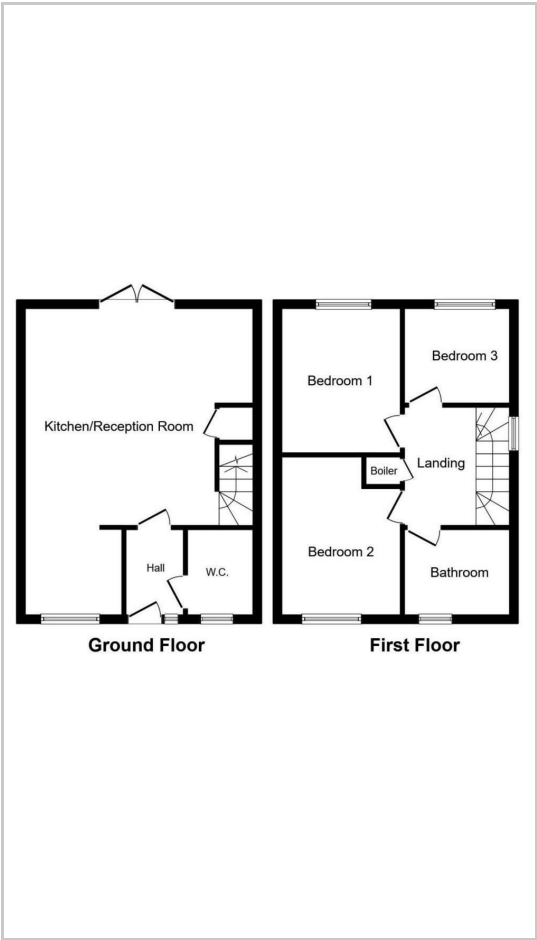
Note:

Shared Ownership Is Subject To Application & A Rent Charge Is Applicable On The Remaining 50% Owned By Karbon Homes. Rent charge £230pcm.

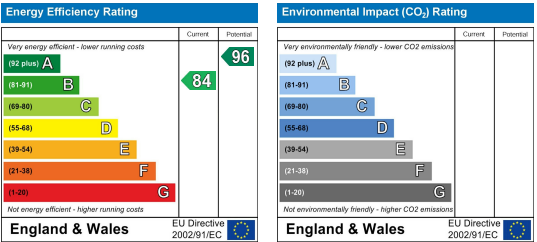
Area Map



Floor Plans



Energy Efficiency Graph



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