



37 Weaverham Road

The Glebe, Norton, TS20 1QL

Offers in the region of £260,000



This Delightful Family Home Is A Certain To Impress. Boasting Three Reception Rooms, Four/Five Bedrooms, And A Family Bathroom, This Property Offers Ample Space For Comfortable Living.

The House Has Been Extended To Provide Even More Living Space, With The Potential For A Ground Floor Bedroom In The Garage Conversion. This Feature Adds A Layer Of Versatility To The Property, Catering To Various Needs And Preferences.

One Of The Bedrooms In This Delightful Home Features An Interconnecting Layout, Making It Ideal For Siblings Who Want To Stay Close Or For Those Who Desire The Luxury Of A Dressing Room. This Thoughtful Design Element Adds A Touch Of Uniqueness To The Property.



Note:
The Vendors Inform Us they Have Recently Replaced The Combi Boiler In August 2024.

Location
Attractively Positioned Within The Glebe District Of Norton, 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.

Weaverham Road Can Be Accessed Via Glebe Road.

ALDI, Darlington Ln - 10 Minute Walk/4 Minute Drive
Norton Green & Duck Pond - 19 Minute Walk
The Glebe Primary School - 8 Minute Walk
North Shore Academy, Talbot St - 30 Minute Walk/8 Minute Drive
The Highland Laddie - JD Wetherspoon - 20 Minute Walk
The Glebe Community Centre, Shops & The Centenary - 8 Minute Walk

Distance Times As Estimated By Google Maps.

Entrance Porch & Hallway
Composite Entrance Door, Leads To The Lounge, Kitchen/Diner, Ground Floor Bedroom/Family Room, Ground Floor W/C & Staircase To First Floor.

Lounge
Feature Fireplace, uPVC Double Glazed Window, Radiator, Double Doors To The Office.

Kitchen/Diner
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, Integrated Appliances, Space For Family Dining Table & Chairs, uPVC Double Glazed Window, Sliding Doors To The Garden/Sun Room, Radiator.

Office/Study
uPVC Double Glazed French Doors To The Garden/Sun Room, Radiator.

Sun Room
Velux Window. Spotlights, uPVC Double Glazed Windows, French Doors To Rear.

Ground Floor W/C
Fitted With A White W/C & Hand Wash Basin.

Ground Floor Bedroom/Family Room
Storage Cupboard, uPVC Double Glazed Window, Radiator.

First Floor Landing
Access To Bedrooms & Bathroom.

Master Bedroom
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two/Dressing Room
Storage Cupboard, uPVC Double Glazed Window x2, Archway Through A Dressing Room/Interconnecting Sibling Bedroom, Radiator.

Bedroom Three
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Four
uPVC Double Glazed Window, Radiator.

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

Energy Efficiency Rating - TBC
The Full Energy Certificate Is Available On Request.

Property Information
Tenure: Freehold
Local Authority: Stockton Borough Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: D
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 Beneath Bow Window
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.

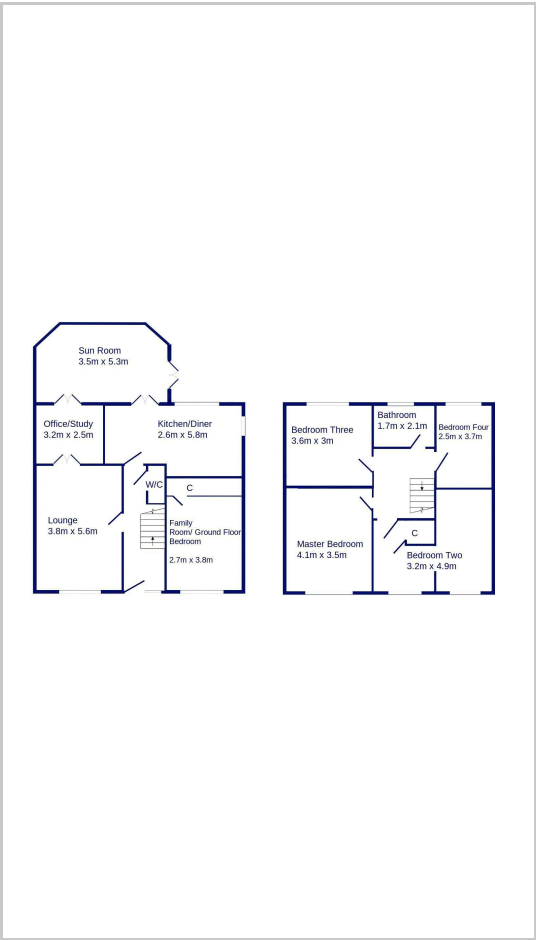
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Area Map



Floor Plans



Energy Efficiency Graph

