

# Harper & Co

Estate Agents Ltd

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## Oakwell Road

Norton, Stockton-On-Tees, TS20 1HL

The Sale Of This Property Comes With Some Reluctance, As The Current Owners Have Thoroughly Enjoyed Their Time Here. However, A Necessary Relocation For Work And Family Commitments Now Presents An Opportunity For New Owners To Make This Wonderful House Their Home.

Situated In One Of Norton's Most Sought-After Locations, Just A Short Walk From The Duck Pond And Norton Village, This Immaculately Presented Two Bedroom Home Offers A Perfect Blend Of Character, Comfort And Modern Upgrades. Ideal For First Time Buyers, Investors Or Downsizers, The Property Has Been Recently Upgraded Throughout And Is Truly Ready To Move Straight Into.

**Offers in the region of £147,000**

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- Situated In A Highly Sought-After Norton Location
- Recently Upgraded Throughout With New Carpets And Full Redecoration
- Stylish Kitchen With Potential To Extend Or Convert Subject To Permission
- West Facing, Private, Low Maintenance Rear Garden With Decking, Patio, Lawn And Rear Access
- Walking Distance To Norton Village And The Duck Pond
- Bay-Fronted Lounge Offering A Bright And Comfortable Living Space
- Two Double Bedrooms Both With Fitted Storage
- Immaculately Presented And Ready To Move Into
- Dining Area With Feature Log Burner And French Doors To The Garden
- Fully Tiled Family Bathroom With Quality Fixtures And Fittings

## Full Description

## Location

## Note

## Disclaimer

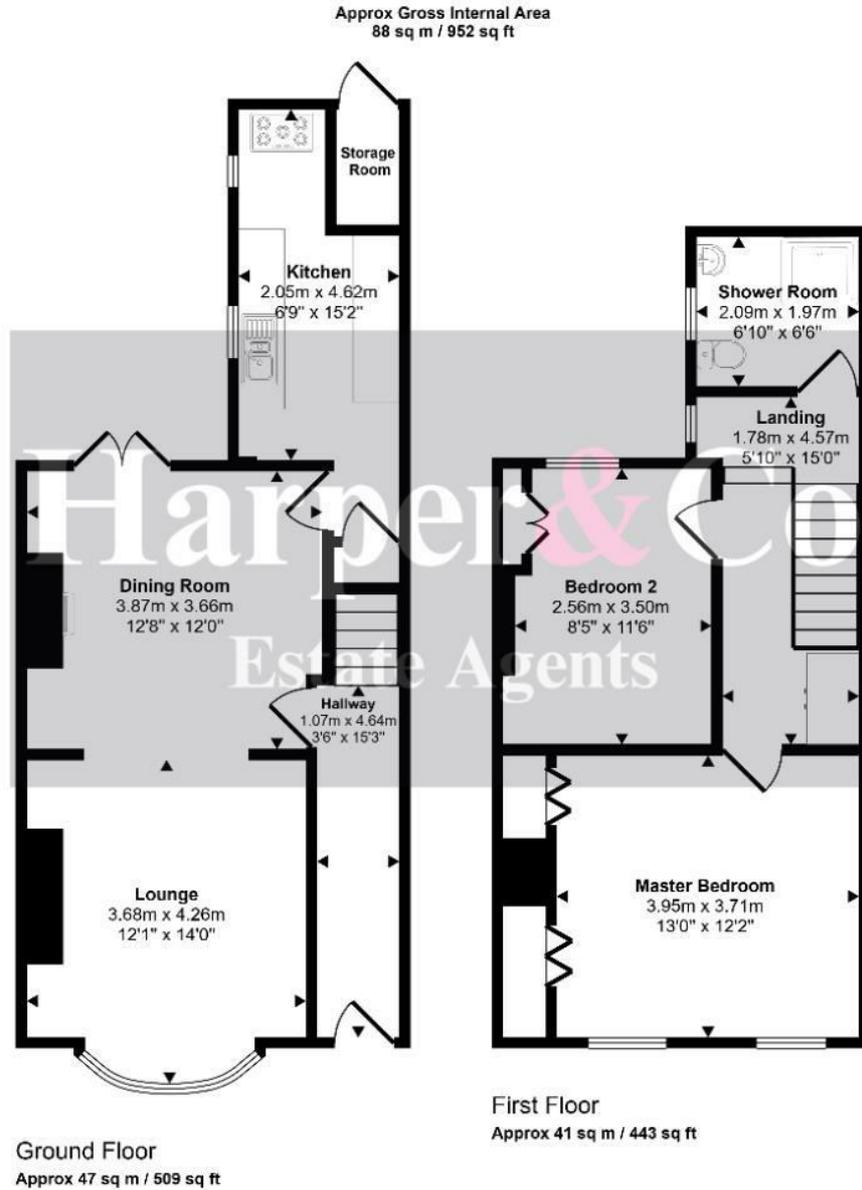
## Money Laundering Notice



## Directions



# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		58	76				