



14 The Green

Norton, Stockton-On-Tees, TS20 1EJ

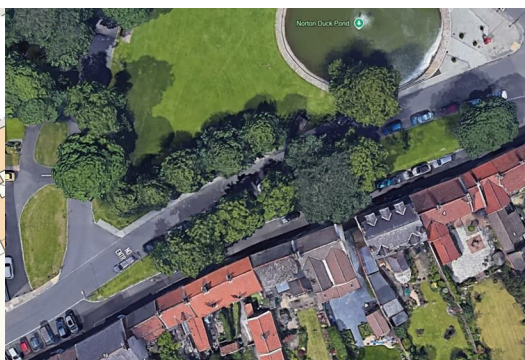
Offers in excess of £130,000



For Sale With The Advantage Of No Chain! 14, The Green Offers A Perfect Blend Of Comfort And Character. With Two Well-Proportioned Bedrooms, This Property Is Ideal For Small Families, Couples, Or Those Seeking A Serene Retreat. The Inviting Reception Room Provides A Warm And Welcoming Atmosphere, Perfect For Relaxation Or Entertaining Guests.

One Of The Standout Features Of This Cottage Is The Delightful Rear Bedroom, Which Boasts Double Doors That Opens Out To A Balcony Overlooking The Enclosed South-Facing Courtyard. This Outdoor Space Is Perfect For Enjoying Sunny Afternoons Or Hosting Intimate Gatherings.

The Property Is Equipped With Modern Conveniences, Including Combi Gas Central Heating, Ensuring Warmth And Comfort Throughout The Year. Its Quaint Charm And Practical Layout Make It An Excellent Opportunity For Those Looking To Invest In A Buy-To-Let Property Or An Airbnb Venture, Capitalising On The Area's Popularity.



Location

The Green Is A Beautiful Tree Lined Road Accessed Via Norton High Street, Attractively Positioned Within A Mature And Sought-After 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.

- Red House School - 1 Minute Walk
- St Josephs Catholic Primary School - 1 Minute Walk
- North Shore Academy - 4 Minute Drive or 20 Minute Walk
- Norton Primary Academy - 10 Minute Walk
- Norton Village Green, Duck Pond & High Street- 1 Minute Walk
- Lidl, 24-28 High St - 5 Minute Walk
- Tees Barrage & Water Sports - 12 Minute Drive

Distance Times Estimated Using Google Maps.

Entrance Lobby

Access To Property.

Lounge

13'8" x 10'0" (4.19m x 3.07m)
Feature Electric Fireplace, Radiator, Window.

Kitchen/Diner

15'1" x 7'8" (4.62m x 2.34m)
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, Skylight, Space For Appliances, Space For Family Dining Table & Chairs, Window, Radiator.

Rear Lobby

Access To Rear Garden & Shower Room.

Shower Room

Fitted With A Walk In Shower, Hand Wash Basin, W/C, Radiator, Extractor Fan, Spotlights.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

10'0" x 10'0" (3.07m x 3.07m)
Fitted Wardrobes, Windows, Radiator.

Bedroom Two

11'1" x 7'3" (3.38m x 2.21m)
Double Doors Opening To The Balcony, Radiator.

Loft Space

Partially Boarded.

Energy Efficiency Rating - D

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Stockton Council
- Listed Status: Not Listed
- Conservation Area: Yes
- Tree Preservation Orders: None
- Tax Band: A
- 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: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

Disclaimer

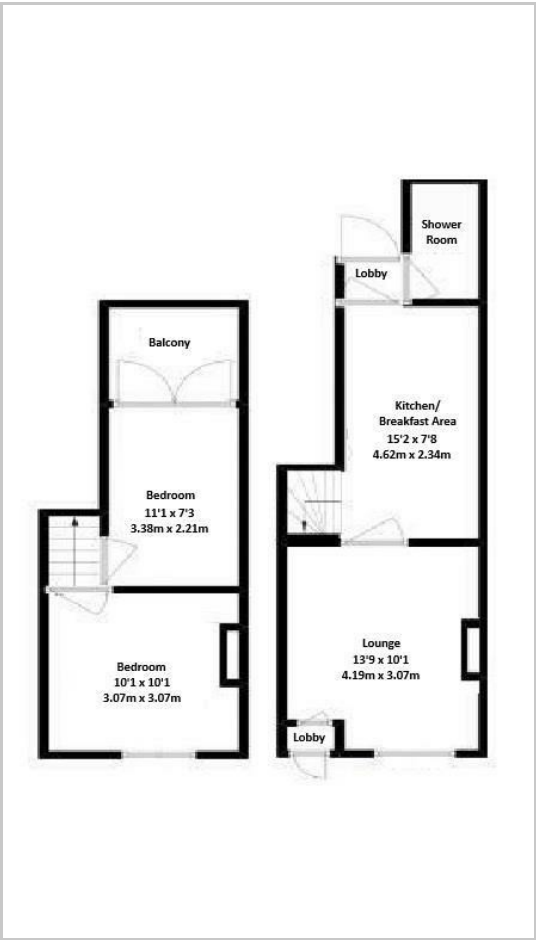
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation 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. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

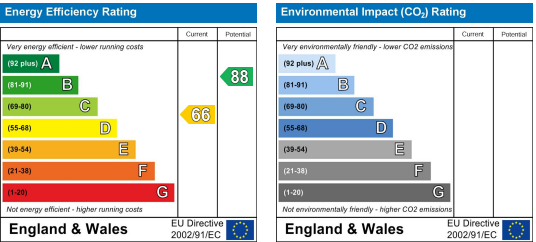
Area Map



Floor Plans



Energy Efficiency Graph



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