



## 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

13'9" 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

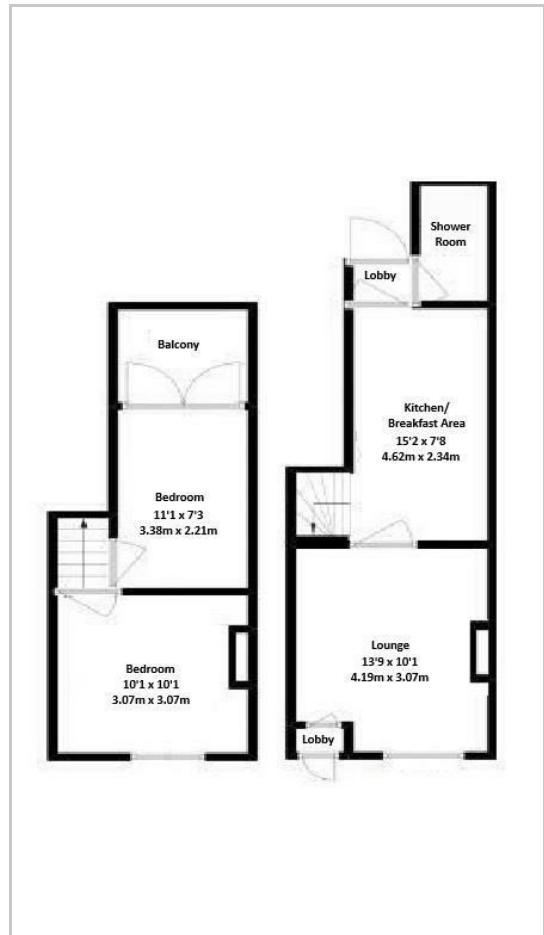
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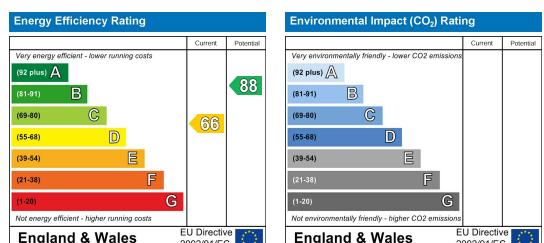
## Area Map



## Floor Plans



## Energy Efficiency Graph



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