



## 54 South Road

Norton, Stockton-On-Tees, TS20 2TA

**Offers in excess of £220,000**



For Sale With The Advantage Of No Onward Chain - This Delightful Detached Home Offers A Unique And Versatile Living Space Perfect For Families Or Those Seeking Single-Storey Convenience. The Property Boasts Two/Three Well-Proportioned Bedrooms, All Located On The Ground Floor, Providing Easy Access And A Practical Layout For Everyday Living.



Full Description

As You Enter, You Are Welcomed Into A Spacious Hallway & Reception Room That Serves As The Heart Of The Home, Ideal For Both Relaxation And Entertaining. The Fully Tiled Family Bathroom Is Spacious, Fitted With A White Suite Including A Walk-In Shower & Dressing Area, Ensuring Both Style And Functionality.

One Of The Standout Features Of This Property Is The Loft Conversion, Which Is Accessed Via A Fixed Staircase. This Area Includes A Landing With A Window, Allowing For Natural Light To Flood In, And Offers Potential For Additional Living Space Or A Private Study.

Outside, The Property Is Complemented By An Enclosed Garden That Features A Lovely Patio Seating Area, Perfect For Enjoying The Outdoors During Warmer Months. Additionally, A Recently Constructed Summerhouse Provides An Excellent Space For Hobbies Or Relaxation. The Detached Garage/Outbuilding, Equipped With A Power Supply, Has Been Thoughtfully Converted, Offering Further Versatility For Storage Or Workshop Use.

This Home Is Not Only Comfortable But Also A Canvas For Your Personal Touch. With Its Prime Location And Array Of Features, It Presents An Exceptional Opportunity For Those Looking To Settle In A Peaceful Yet Accessible Neighbourhood.

Location

Attractively Positioned Within A Mature And Sought-After Norton 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.

Nearby Points Of Interest:

- Norton Green & Duck Pond - 15 Minute Walk
- Red House School - 20 Minute Walk
- Norton Primary Academy, Berkshire Rd - 6 Minute Walk
- North Shore Academy, Talbot St - 23 Minute Walk
- The Highland Laddie - JD Wetherspoon - 8 Minute Walk
- ALDI, Darlington Ln - 4 Minute Drive

Distance Times As Estimated By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Has Installed Cold/Warm Air Conditioning Units In 2 Ground Floor Rooms, The Summerhouse & Garage/Outbuilding.

There Is An Electric Car Charge Point Installed Which Can Be Included In The Sale.

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.

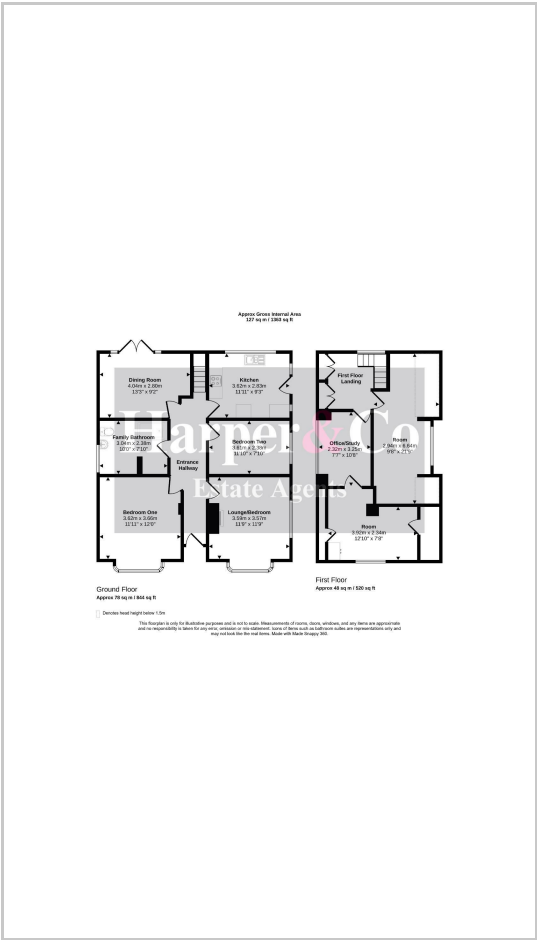
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling 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.

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Area Map



Floor Plans



Energy Efficiency Graph

