



We are pleased to offer for sale an excellent three bedroom detached house located on the popular Jubilee Gardens development in Norton. The vendors are offering the property for sale with either a 100% or 50% share with a monthly rental of £252 subject to meeting the necessary criteria.

The property offers family sized accommodation with the benefit of gas central heating and upvc double glazing and an internal inspection is highly recommended to appreciate the property fully. Sold with the benefit of the remainder of the builders NHBC guarantee.

Blair Close is located off Norton Road approximately one mile from Norton High Street and one mile from Stockton town centre. Within walking distance of local shops on Norton Road, schools for all age groups including North Shore Academy and regular bus services to the town centre where there are a wider range of shopping and leisure facilities. Norton High Street offers bars, restaurants, shops and a picturesque village green with duck pond.

The well appointed accommodation briefly comprises. Entrance Hall, spacious Lounge, fitted Kitchen/ Dining Room with built in oven and hob and French doors leading to the rear garden, Utility Room, ground floor Cloakroom / wc with a white suite, Landing, Master Bedroom with Dressing Room area and En Suite Shower Room/ Wc with a white suite, Bedroom 2 with built in wardrobe, Bedroom 3 and family Bathroom/ wc with a white suite.

For a viewing contact ROBINSONS TEES VALLEY Estate agents STOCKTON  
In association with SMITH AND FRIENDS.

**Blair Close, Stockton-On-Tees, TS20 2GD**

**3 Bedroom - House - Detached**

**£180,000**

**EPC Rating: B**

**Tenure: Leasehold**

**Council Tax Band: C**

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## Blair Close, Stockton-On-Tees, TS20 2GD

### Entrance Hall

### Lounge

18'4 x 10'0 narrowing to 8'10 (5.59m x 3.05m narrowing to 2.69m)

### Kitchen/Dining Room

17'0 x 8'2 increasing to 11'2 (5.18m x 2.49m increasing to 3.40m)

### Utility Room

5'2 x 5'0 (1.57m x 1.52m)

### Cloakroom/Wc

5'2 x 2'11 (1.57m x 0.89m)

### Landing

### Bedroom One

12'0 x 9'1 (3.66m x 2.77m)

### Dressing Room

6'10 x 5'4 (2.08m x 1.63m)

### En Suite Shower Room/WC

6'10 x 3'10 (2.08m x 1.17m)

### Bedroom Two

11'1 x 10'0 (3.38m x 3.05m)

### Bedroom Three

10'10 x 6'0 increasing to 6'6 (3.30m x 1.83m increasing to 1.98m)

### Bathroom/Wc

6'4 x 6'4 (1.93m x 1.93m)

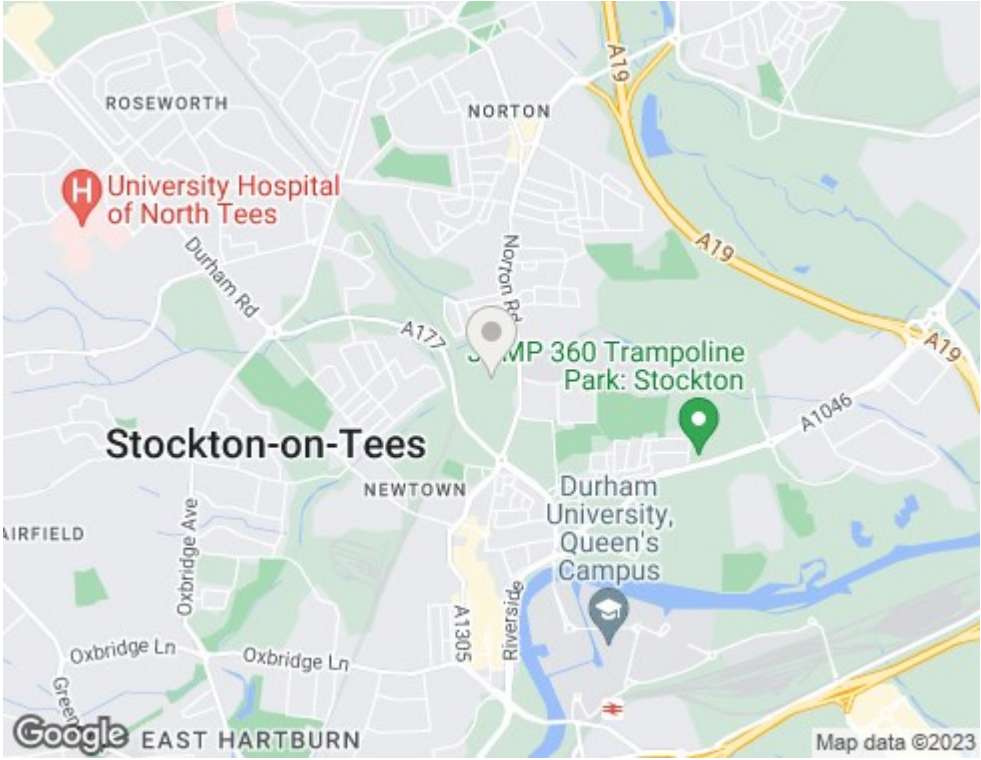
### Outside

Open plan front garden laid to lawn. Double width tarmac driveway providing off street parking and leading to a integral Garage 16'5 x 8'9 with up and over door, electric light and power points. Good sized rear garden enclosed by timber fencing laid to lawn with paved patio area and water tap.





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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

# Blair Close

Approximate Gross Internal Area  
1042 sq ft - 97 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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