



We are pleased to offer for sale a charming, fully renovated two bedroom mid terrace railway cottage which must be viewed internally to be appreciated fully. Extended on the ground floor the property has been modernised and improved and is in good decorative order throughout.

Railway Cottages are located off Junction Road in a sought after area close to local shops, schools for all age groups and regular bus services. Only a short distance from Norton High Street with its excellent range of bars, restaurants, shops, village green and duck pond.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall, Cloakroom/ wc with refitted white suite, spacious Lounge with feature fireplace and french doors to the front garden, refitted Kitchen with built in oven and hob, ground floor Bathroom with refitted white suite, Landing and two double Bedrooms on the first floor.

Externally there is a shared patio area to the rear and a large south facing front garden with paved and pebbled patio areas which enjoys a degree of privacy and is ideal for el fresco dining.

Rarely available on this road an internal inspection is highly recommended to appreciate the property fully.

For a viewing contact ROBINSONS TEES VALLEY Estate agent Stockton.

In association with SMITH & FRIENDS Ltd.

Junction Road, Stockton-On-Tees, TS20 1QD

2 Bedroom - Cottage

Offers In Excess Of £110,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A

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ENTRANCE HALL

CLOAKROOM/WC

LOUNGE

16'0 x 14'0 (4.88m x 4.27m)

KITCHEN

9'10 x 8'10 (3.00m x 2.69m)

BATHROOM/WC

8'6x 6'6 (2.59mx 1.98m)

LANDING

BEDROOM 1

8'10 x 12'8 increasing to 14'0 (2.69m x 3.86m increasing to 4.27m)

BEDROOM 2

9'10 x 10'10 narrowing to 9'4 (3.00m x 3.30m narrowing to 2.84m)

OUTSIDE

Large south facing front garden enclosed by timber fencing mainly laid to lawn with pebbled and paved patio areas. Shared enclosed yard area to the rear with gate leading to the rear street.



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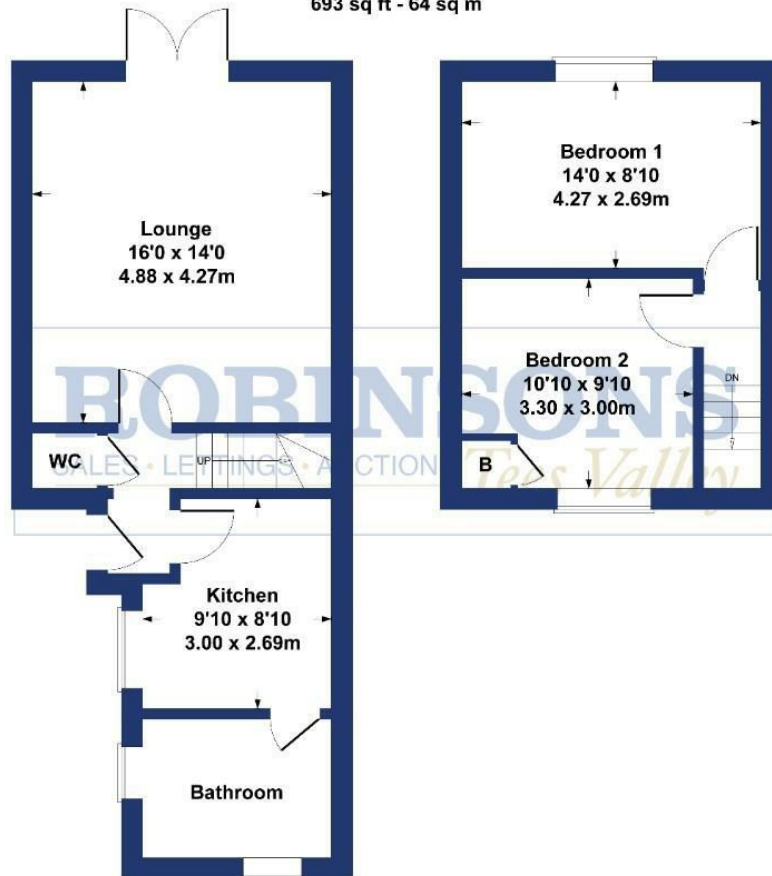


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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Railway Cottages

Approximate Gross Internal Area
693 sq ft - 64 sq m



GROUND FLOOR

FIRST FLOOR

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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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