



The standout feature of this property is undoubtedly its highly sought-after location, ideally situated within walking distance of Norton High Street and the picturesque Duck Pond, offering easy access to a range of local amenities, shops and cafés.

Upon entering the property, you are welcomed by an entrance hallway leading through to a spacious open-plan lounge and dining area, creating an ideal space for both relaxing and entertaining. To the rear, the property benefits from an extended kitchen with direct access to the enclosed rear garden, providing excellent outdoor space with plenty of potential.

The first floor offers a modern bathroom fitted with a walk-in shower, along with two generous double bedrooms and a third single bedroom, suitable for a child's room, guest room, or home office. There is also access to the loft via a pull-down ladder, offering useful additional storage space.

Offered to the market with no forward chain, this property presents an excellent opportunity for buyers looking to put their own stamp on a home. While the property would benefit from refurbishment and modernisation throughout, it offers fantastic potential to create a wonderful family home in a prime Norton location.

**Plumer Drive, Norton, Stockton-On-Tees, TS20 1HF**  
**3 Bed - House - Semi-Detached**  
**£139,995**  
**EPC Rating:**  
**Council Tax Band: C**  
**Tenure: Freehold**



# Plumer Drive, Stockton-On-Tees, TS20 1HF

## HALLWAY

6' x 12'5" (1.83m x 3.78m)

uPVC double glazed front door with side panel. carpet flooring, under stairs cupboard and radiator.

## OPEN PLAN LOUNGE/DINER

13'1" x 24'10" (3.99m x 7.57m)

Double glazed window to front aspect, fire and surround, carpet flooring, coved ceiling, two radiators and double glazed window to rear aspect.

## KITCHEN

18'5" x 8' (5.61m x 2.44m)

Two double glazed windows to rear aspect, boiler, wall and base units, one and a half stainless steel sink and drainer, electric hob with built-in oven and grill, uPVC door to the rear, electric wall heater and storage cupboard.

## LANDING

5'11" x 8'2" (1.80m x 2.49m)

Double glazed window to side aspect, carpet flooring, loft access, radiator and airing cupboard.

## BEDROOM 1

11'4" x 13'6" (3.45m x 4.11m)

Double glazed window to front aspect, carpet flooring and radiator.

## BEDROOM 2

11'3" x 11' (3.43m x 3.35m)

Double glazed window to rear aspect, carpet flooring, radiator and fitted wardrobes.

## BEDROOM 3

7'11" x 8'6" (2.41m x 2.59m)

Double glazed window to front aspect, carpet flooring, radiator and cupboard.

## BATHROOM

Double glazed window to rear aspect, WC, walk-in shower, wash hand basin and part tiling.



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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