



Costain Grove, Norton, TS20 1JW
2 Bed - Bungalow - Semi Detached
O.I.R.O £150,000

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



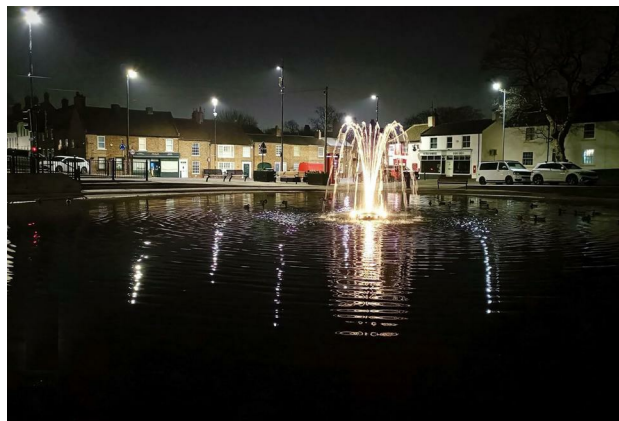
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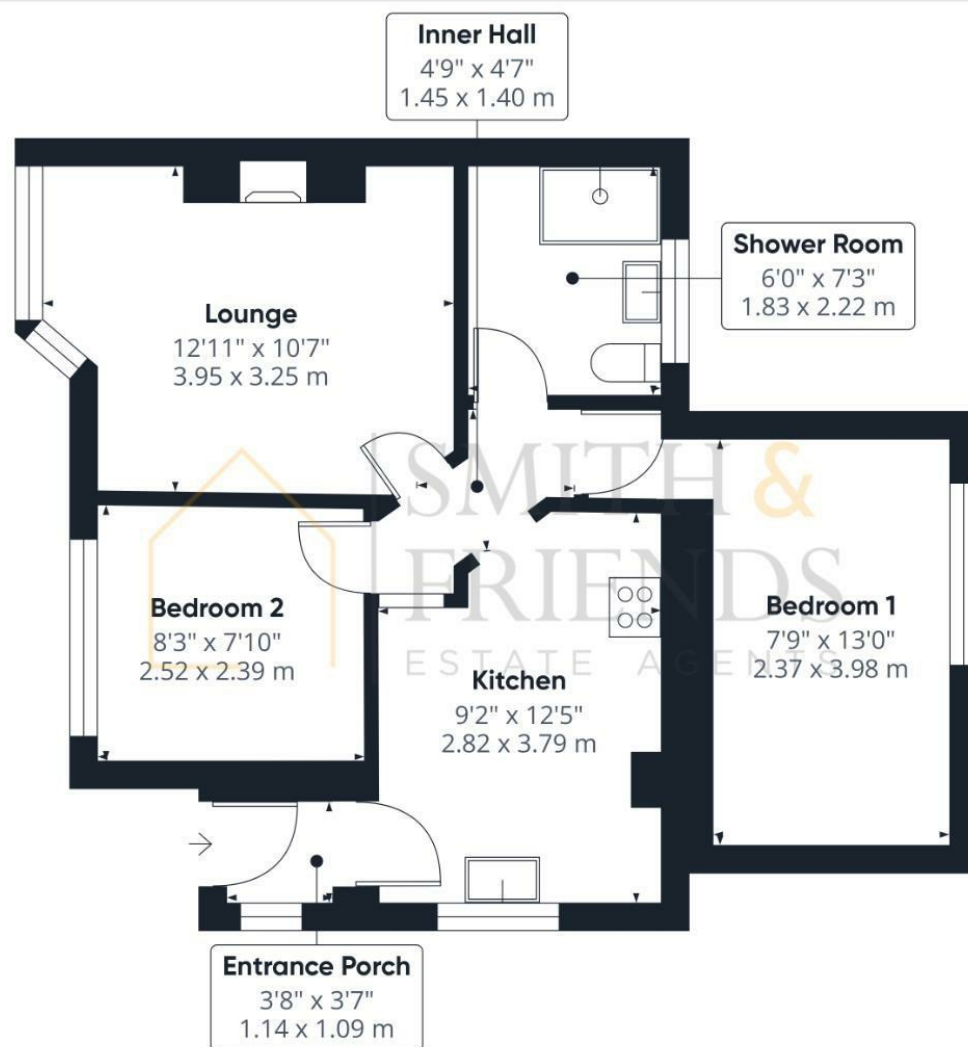


Costain Grove, Norton, TS20 1JW

An extended and very well maintained semi-detached bungalow situated in a cul-de-sac location. Offering spacious, practical, bright and airy property which is in a ready to 'move into' condition. Perfect for small families, couples, or those seeking a peaceful retreat with space. Upon entering, you are welcomed via a very useful porch with window giving room for coats and shoes. The kitchen is extended and is now of a good size, a doorway and arch give it an open plan feel and can easily accommodate a dining table and chairs. The gas combi boiler is conveniently situated next to sink giving instant hot water and heating to the property. A spacious lounge that exudes warmth and character from a marble fireplace with working gas fire. The property has been significantly improved by it's current owner, both inside and outside. The gardens have been made low maintenance increasing the general appeal and convenience.. The property also boasts a well-appointed shower room. Bedrooms are of a very good size. A bonus is the boarded loft, accessible via a pull-down ladder, velux window and electric light already fitted. Ideal hobby or storage room. The rear garden is a sun-trap offering nice seating areas and space for a shed.

Norton is an historic, picturesque Village with a wide, tree-lined High Street offering lots of cafes and plenty of pubs and restaurants. Lidl supermarket, library and Doctors all within a 5 min walk from the property. At the other end of the high street the village green with infamous duck pond with large working fountain. Looking onto the duck pond is a bistro artizan pub/restaurant and the popular butchers/deli 'Blackwells'.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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