



This well-presented two-bedroom semi-detached home, complete with a versatile loft room, comes to the market offering spacious and flexible accommodation throughout. Situated in a highly sought-after location, the property's standout feature is its close proximity to Norton Village, providing easy access to a range of local amenities, shops, restaurants, schools, and excellent transport links.

Upon entering the property, you are welcomed by an inviting entrance hallway leading to a bright and comfortable lounge, ideal for relaxing and entertaining. The fitted kitchen offers ample storage and workspace, while a separate snug provides additional living space and could be utilised as a family room, dining area, or home office. French doors from the snug open directly onto the rear decking area, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, the property boasts two generously sized double bedrooms. The spacious family bathroom is well-appointed and features a bath, separate shower cubicle, wash hand basin, and WC.

A fixed staircase leads to the loft room, which provides a versatile additional space that could be used as a home office, hobby room, dressing room, or occasional guest accommodation, subject to any necessary consents.

Externally, the rear garden has been designed for both relaxation and entertaining, featuring a decking seating area, a well-maintained lawn, and a fantastic "man cave" which has been fully fitted out as a bar, making it the perfect

Esk Road, Norton, Stockton-On-Tees, TS20 1AT

2 Bed - House - Semi-Detached

£130,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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Entrance Hallway

1 x front entrance door, 1 x radiator and stairs to upper.

Lounge

1 x front double glazed window, radiator, spot lights and storage cupboard.

Kitchen

Tiled flooring, rear double glazed window, 1 x radiator, side access door and 1 x side double glazed window.

Snug

Rear double glazed doors and radiator.

Landing

Carpet flooring, fixed staircase to loft and side double glazed window.

Bedroom

1 x front double glazed window, carpet flooring and radiator.

Bedroom

1 x rear double glazed window, carpet flooring and radiator.

Bathroom

1 x rear double glazed window, bath, shower cubicle, w/c, and wash hand basin.

Loft Room

Rear & side double glazed sky window, carpet flooring and storage.



Approximate total area*
985 ft²
91.4 m²
Reduced headroom
76 ft²
7.1 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 5 in

Calculations reference the BCS (B1) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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			
		62	76
England & Wales		EU Directive 2002/91/EC	
			

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