



To buy

### 3 bed terraced house to buy in

Grange Road, Norton, Stockton-on-Tees,  
Durham, TS20 2NS

# £115,000

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ EPC RATING C
- ✓ CLOSE TO NORTON HIGH STREET
- ✓ A SPACIOUS PERIOD HOME
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Intermittent

## Description

Situated on this most pleasant and popular road and handily located only a stones throw away from the Trendy, Tree Lined Norton High Street and its array of eateries, bars and amenities. This home offers a generously sized living space, suitable for a multitude of buyers who are looking for a home that you can move into while offering bags of potential and some modernisations to be carried out. Selling with an added benefit of No Onward Chain, the property is approached by a forecourt and the accommodation on offer to the ground floor includes: An entrance hall with stairs to the first floor, a bay fronted lounge and a separate dining room to the rear. There is a fitted kitchen and a bathroom to the ground floor. The first floor has a landing with a storage cupboard and three bedrooms that are of a good size. Upvc double glazing and a gas central heating system via combination boiler. To the rear of the home there is a good size yard with gated access to allow onsite parking under a canopy.

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: Terraced House

Parking: On Street, Rear

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Intermittent

## Accommodation

---

### Ground Floor

---

#### Entrance

Door to the front and stairs lead to the first floor.

---

#### Living Room

3.52m x 3.64m (11'6" x 11'11")

Bay fronted and radiator.



#### Dining Room

4.23m x 3.60m (13'10" x 11'9")

Window and radiator.



#### Kitchen

4.09m x 2.17m (13'5" x 7'1")

Fitted with a range of units, work surfaces and a sink and drainer. There is an oven point, plumbing for a washing machine, window and a door leading onto the yard.



#### Bathroom

1.88m x 2.17m (6'2" x 7'1")

Fitted with a three piece suite including a bath with a mixer tap and shower attachment, wash hand basin and a separate W.C., storage cupboard window and a radiator.



### First Floor

## Landing

Window and a storage cupboard with loft access.

---

## Bedroom 1

4.66m x 3.62m (15'3" x 11'10")

Windows and a radiator.



## Bedroom 2

4.24m x 2.83m (13'10" x 9'3")

Window and a radiator.



## Bedroom 3

3.00m x 2.07m (9'10" x 6'9")

Window and a radiator.



## Externally

Forecourt and a good size yard to the rear with room for onsite parking under a canopy.



TOTAL: 96.1 m<sup>2</sup> (1,035 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Grange Road, Norton, Stockton-on-Tees, Durham, TS20 2NS

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

