



### 3 bed semi-detached house to buy in TS20

Elcoat Road, Norton , Stockton-on-Tees, Durham, TS20 1JE

# £160,000

🏠 x3 🚗 x1 🚲 x1

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ POPULAR LOCATION
- ✓ GREAT FIRST HOME
- ✓ DRIVEWAY AND GARAGE
- ✓ OPEN PLAN KITCHEN DINING
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Tucked away at the head of this most pleasant cul-de-sac, this attractive semi-detached home enjoys a lovely position and offers the perfect opportunity for first-time buyers, young families, or anyone seeking a comfortable home in a peaceful setting.

Set behind a front boundary wall, the property is approached via a neat front garden, with a driveway providing off-street parking and leading to the garage. Step inside and you're welcomed by a bright entrance hallway with stairs rising to the first floor. The bay-fronted living room creates a warm and inviting space to relax and unwind, while to the rear, the kitchen provides room for a dining table and overlooks the garden, ideal for everyday family living and entertaining alike.

Upstairs, the landing leads to three well-proportioned bedrooms. Two comfortably accommodate double beds, with the third offering a versatile space that would make an excellent nursery, dressing room or home office. Completing the first floor is a modern shower room.

Externally, the rear garden is a real highlight, thoughtfully tiered with decking and laid lawn, creating a pleasant outdoor retreat, with the added convenience of rear access into the garage.

A fantastic home in a great location, early viewing is highly recommended. Contact our Norton branch today to arrange your appointment.

Council Tax Band: B

Tenure: Freehold

Price: £160,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Living Room

4.07m x 3.68m (13'4" x 12'0")



### Kitchen and dining area

5.11m x 2.39m (16'9" x 7'10")



### Bedroom 1

3.70m x 3.20m (12'1" x 10'5")



### Bedroom 2

2.81m x 2.43m (9'2" x 7'11")



### Bedroom 3

2.11m x 1.80m (6'11" x 5'10")



## Bathroom

2.14m x 1.54m (7'0" x 5'0")



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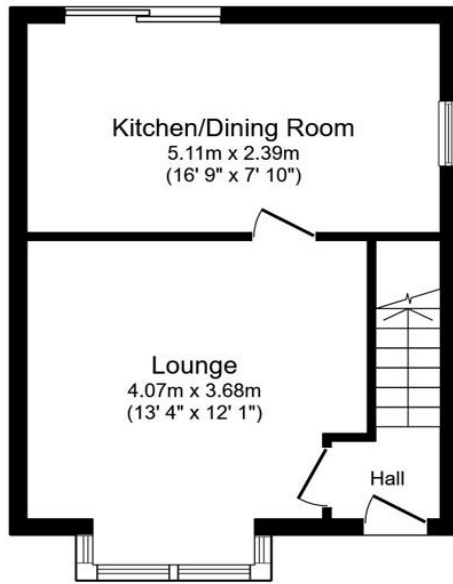
## Rear garden



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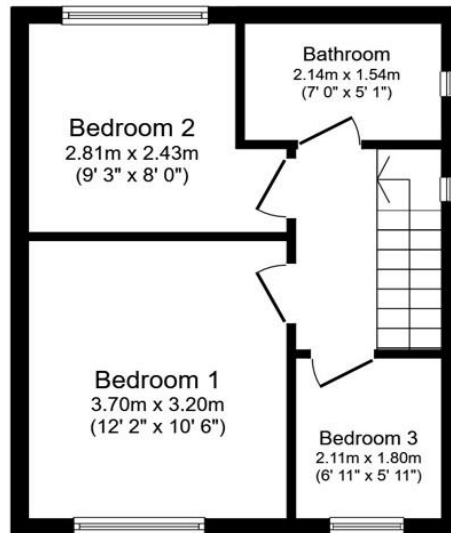
## Rear garden 1





**Ground Floor**

Floor area 34.4 sq.m. (370 sq.ft.)



**First Floor**

Floor area 33.2 sq.m. (357 sq.ft.)

**Total floor area: 67.5 sq.m. (727 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>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>	68		
(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	

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

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

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