



## 1 bed apartment to buy in TS20

84 High Street, Norton, Stockton-on-Tees,  
Durham, TS20 1DR

# £115,000

🛏 x1 🚿 x1 🚿 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ JUST OFF THE HIGH STREET
- ✓ IDEAL FOR FULL OR PART TIME OCCUPANCY
- ✓ LOTS OF CHARACTER
- ✓ SPACIOUS LIVING ROOM
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Tucked discreetly away to the rear of the historic Thorpe House, this charming ground floor apartment offers a lifestyle-led opportunity right in the heart of Norton High Street. Offered with no onward chain, it is ideally suited to first-time buyers, professionals, or those seeking a stylish bolt-hole for part-time living.

Set within an attractive period building dating back to the 1800s, the property enjoys a peaceful, walled garden setting that feels a world away from the vibrancy of the High Street, yet remains moments from it. Step outside and you are immediately immersed in one of Teesside's most sought-after locations, with independent cafés, bars, restaurants, boutique shops and the much-loved Norton duck pond all within easy strolling distance.

Internally, the apartment blends character with modern convenience, offering a well-balanced and comfortable living space ideal for contemporary lifestyles. The living accommodation is both welcoming and practical, making it perfect for relaxed evenings, entertaining friends, or simply enjoying a quiet retreat after a busy day.

Further benefits include gas central heating, double glazing and access to a shared garden, enhancing the sense of privacy and calm rarely found so centrally.

A rare opportunity to enjoy High Street living with the added bonus of seclusion and character, this property delivers charm, convenience and flexibility in equal measure. Early viewing is strongly recommended to appreciate the unique setting and lifestyle on offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: Lease Commenced 30/07/2001 125 years

Annual Ground Rent Amount: £50.00

Ground Rent Review Period: Per Annum

Annual Service Charge Amount: £60.00

Service Charge Review Period: Per Month

Price: Offers In Excess Of £115,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Accommodation

---

### Kitchen

3.14m x 2.90m (10'3" x 9'6")



### Hall



### Living Room

4.35m x 4.19m (14'3" x 13'8")



### Bedroom 1

5.41m x 2.65m (17'8" x 8'8")



### Bathroom

3.06m x 1.26m (10'0" x 4'1")



## Front Aspect



## Holly Cottage, Norton, TS20 1DR



Total floor area: 51.4 sq.m. (553 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>		
(55-68) <b>D</b>	57	66
(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

84 High Street, Norton, Stockton-on-Tees, Durham, TS20 1DR

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.

