



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

Hury Road, Norton, Stockton-on-Tees, Durham, TS20 1DD

# £110,000

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ SELLING WITH NO ONWARD
- ✓ TWO RECEPTION ROOMS
- ✓ THREE BEDROOMS
- ✓ GARDENS TO THREE SIDES
- ✓ EPC Rating D

## Key Information

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

## Description

Ideal First Home, Family Move or Investment Opportunity

Pattinson are delighted to welcome to the market this three-bedroom semi-detached home, pleasantly positioned within a popular and well-established residential area. Conveniently located for local amenities, transport links and well-regarded schools, the property offers excellent potential for a range of buyers.

Requiring modernisation throughout, this home presents a superb opportunity for first-time buyers looking to put their own stamp on a property, families seeking a project, or investors aiming to add value to their portfolio.

The ground floor accommodation briefly comprises an entrance hallway with staircase to the first floor and useful under-stairs storage. The bay-fronted lounge opens through to a dining area overlooking the rear garden, providing flexible living and entertaining space.

To the first floor, a bright landing gives access to three well-proportioned bedrooms, all capable of accommodating a double bed. The family bathroom is fitted with a white suite and is complemented by a separate W.C.

Externally, the property benefits from a garden to the front and gardens are to the side and rear, offering ample outdoor space with scope for improvement and a garage rebuild.

A fantastic opportunity to acquire a spacious home with huge potential in a sought-after location. Early viewing is strongly recommended to appreciate the possibilities on offer. Contact the Norton Branch today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Accommodation

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### Dining Room

3.65m x 2.94m (11'11" x 9'7")



### Living Room

3.86m x 3.65m (12'7" x 11'11")



### Kitchen

3.38m x 2.43m (11'1" x 7'11")



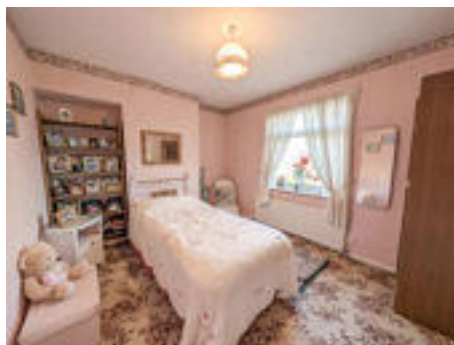
### Bedroom 1

3.86m x 3.35m (12'7" x 10'11")



### Bedroom 2

3.65m x 2.94m (11'11" x 9'7")



## Bedroom 3

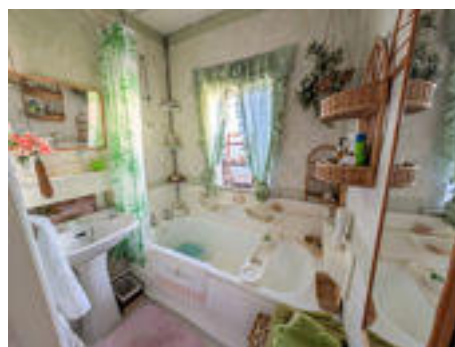
2.75m x 2.71m (9'0" x 8'10")

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## Bathroom

1.75m x 1.38m (5'8" x 4'6")

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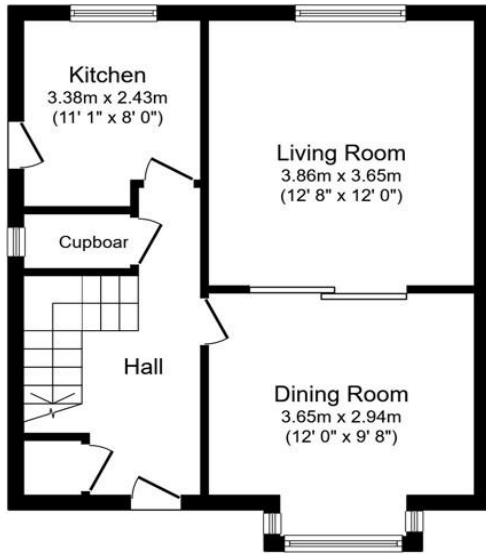
## Gardens



## Garden

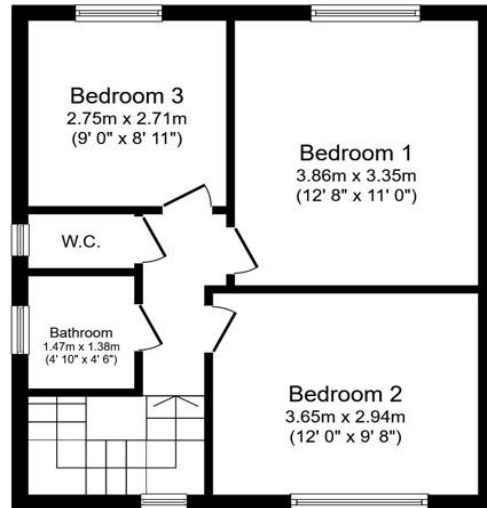


1 Hury Road, Norton, TS20 1DD



**Ground Floor**

Floor area 43.7 sq.m. (470 sq.ft.)



**First Floor**

Floor area 42.6 sq.m. (459 sq.ft.)

**Total floor area: 86.3 sq.m. (929 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>		74
(55-68) <b>D</b>	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

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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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