



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

Letch Road, Norton, Stockton-on-Tees, Durham, TS20 1JD

# £185,000

🏠 x3 🪑 x1 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ MODERN & FRESH
- ✓ OPEN PLAN KITCHEN DINING
- ✓ CONSERVATORY AT THE REAR
- ✓ 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

Having undergone a significant course of modernisation and improvement, this impressive family home is ready for its next owner to simply move in, unpack and enjoy. Thoughtfully upgraded throughout to include rewiring and a central heating system and with a stylish and contemporary finish, the property offers spacious accommodation in a highly popular residential location, ideal for the growing family.

The property is approached via a front garden with a driveway running alongside, providing off street parking and leading to the garage. The garage benefits from an up and over door, power and lighting, whilst also having been adapted to incorporate a useful utility area with both a window and courtesy door to the rear.

Upon entering the home, a welcoming porch provides the perfect space for coats and shoes before leading through to the entrance hall with stairs to the first floor. The bay fronted living room is generous in size and creates an excellent family living space, flowing through to the recently fitted modern kitchen which has been designed with both practicality and style in mind. Features include an integral hob with oven beneath and extractor hood over, integral fridge freezer, dishwasher and an open plan layout to the dining area, ideal for entertaining and everyday family life alike. French doors from the dining area open into the conservatory which enjoys pleasant views across the rear garden and further enhances the ground floor living space.

To the first floor the property continues to impress with three well proportioned bedrooms and a contemporary family bathroom fitted with a modern three piece suite incorporating a shower over the bath with glass screen.

Externally, the rear garden offers a high degree of privacy and has been designed to be enjoyed, featuring decking and ample space for outdoor seating and entertaining.

Modernised throughout and offered to the market with No Onward Chain, this is a fantastic opportunity to acquire a stylish home in a sought after area. Early viewing is strongly advised. Contact the Norton team today to arrange your appointment.

Council Tax Band: B

Tenure: Freehold

Price: £185,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Accommodation

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### Living Room

3.90m x 3.61m (12'9" x 11'10")



### Kitchen

5.07m x 2.49m (16'7" x 8'2")



### Dining Room



### Conservatory

4.08m x 2.34m (13'4" x 7'8")



### Bedroom 1

3.65m x 3.17m (11'11" x 10'4")



## Bedroom 2

2.92m x 2.47m (9'6" x 8'1")



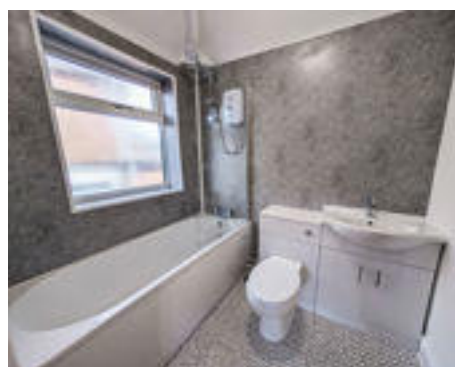
## Bedroom 3

2.14m x 1.79m (7'0" x 5'10")



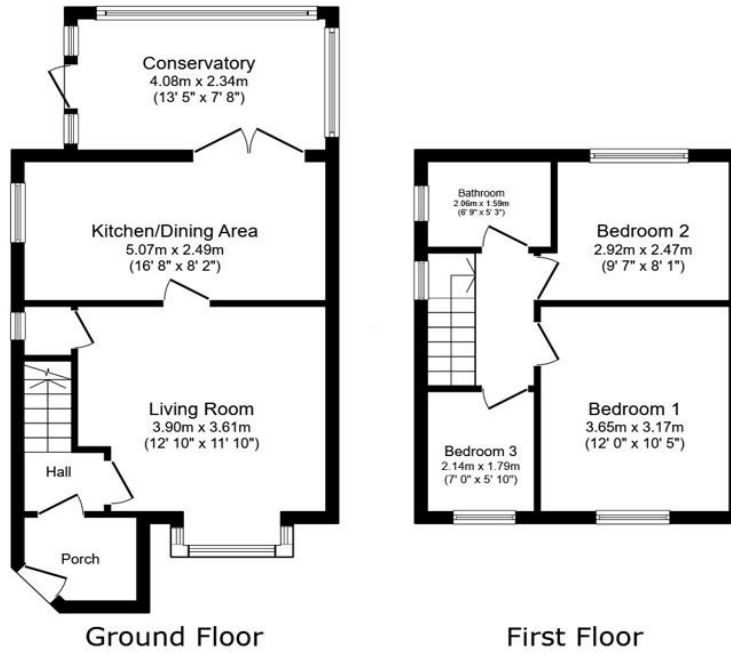
## Bathroom

2.06m x 1.59m (6'9" x 5'2")



## Rear Garden





Total floor area: 77.8 sq.m. (838 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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