



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

Dawn Close, Norton, Stockton-on-Tees, Durham, TS20 1NQ

# £145,000

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ POPULAR LOCATION
- ✓ MODERN KITCHEN
- ✓ MODERN BATHROOM
- ✓ EPC Rating E

## Key Information

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

## Description

Situated within the ever-popular residential area of Crooksbarrow, Norton, this beautifully presented home offers an excellent opportunity for the first-time buyer seeking a property that is ready to move straight into, with modern fixtures, tasteful décor, and a layout perfectly suited to contemporary living.

The property is approached by a smart block-paved driveway, providing off-street parking for two vehicles and leading through to the garage, creating both practicality and curb appeal from the outset.

Internally, the accommodation begins with a welcoming entrance hall, with stairs rising to the first floor. The living room is a particularly generous space, offering a warm and comfortable setting for relaxing or entertaining. To the rear of the home, the kitchen is fitted with a good range of modern wall and base units, complemented by integrated cooking appliances including a built-in hob with extractor hood above and an oven below. Dual aspect windows allow an abundance of natural light to fill the room, while a side door provides direct access to the rear garden.

To the first floor, the landing provides access to the loft, and both bedrooms are well-proportioned, making the home ideal for a single occupant, couple, or young family. The shower room has been stylishly updated with contemporary fittings, including a modern white suite, chrome towel radiator, and attractive metro-style tiling, creating a sleek and inviting finish.

Externally, the rear garden is a true highlight of the home. Enjoying a desirable west-facing aspect, this private outdoor space captures the afternoon and evening sun beautifully, making it a perfect place to unwind. Designed with ease of maintenance in mind, it features a patio seating area, lawn, and raised borders that add both colour and character.

A true turnkey property in a highly desirable location, early viewing is strongly recommended. Contact our Norton team today to arrange your appointment.

Council Tax Band: B

Tenure: Freehold

Price: £145,000

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

4.52m x 3.32m (14'9" x 10'10")



### Kitchen

4.38m x 3.32m (14'4" x 10'10")



### Bedroom 1

4.52m x 3.32m (14'9" x 10'10")



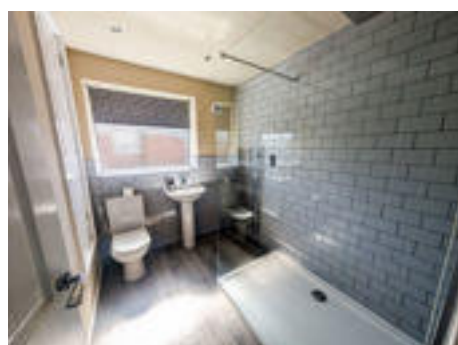
### Bedroom 2

3.54m x 3.32m (11'7" x 10'10")



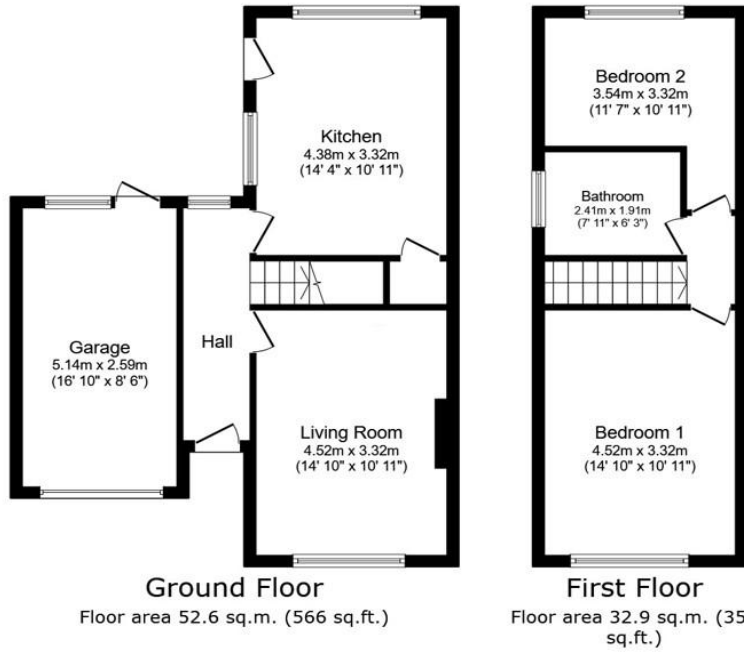
### Bathroom

2.41m x 1.91m (7'10" x 6'3")



## Rear garden





**Total floor area: 85.5 sq.m. (920 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>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(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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