



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

St. Michael's Grove, Norton,  
Stockton-on-Tees, Durham, TS20 2HD

# £130,000

🏠 x3 🪑 x1 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ POPULAR LOCATION
- ✓ TWO RECEPTION ROOMS
- ✓ THREE BEDROOMS
- ✓ 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

Positioned within a desirable cul-de-sac setting, this semi-detached home occupies an excellent plot and presents an exciting opportunity for buyers looking to create a long-term family home in a sought-after location. Offering generous living space, a superb layout, and enormous potential for modernisation and reconfiguration, this property is ideal for first-time buyers looking to step onto the property ladder or growing families wanting a home they can truly make their own.

Approached by a substantial block-paved frontage, the property benefits from ample off-street parking and access to the garage, which is fitted with an up-and-over door, power, lighting, and a courtesy door leading directly into the rear garden.

Internally, the accommodation begins with a welcoming entrance hall, complete with a useful downstairs W.C. ideal for the growing family. The bay-fronted living room is filled with natural light and retains character through its attractive Art Deco-style feature fireplace, creating a warm and inviting main reception space.

To the rear, the second reception room has been extended, resulting in a generous additional living or dining area with patio doors opening onto the garden. The kitchen also benefits from the rear extension and offers excellent potential for transformation. Subject to the necessary permissions and professional guidance, there is exciting scope to combine the kitchen and dining space into a stunning open-plan family living area overlooking the garden—perfect for modern lifestyles.

To the first floor, the landing enjoys a side aspect window and loft access. The principal bedroom benefits from wall-to-wall fitted wardrobes, while the second and third bedrooms are both well-proportioned, offering flexibility for children, guests, or home working. The family bathroom and separate WC further highlight the property's future potential, with the option to combine the two spaces to create a larger contemporary bathroom suite if desired.

Externally, the rear garden is beautifully established and well maintained, featuring a lawn, mature planted borders, shrubs, and a patio seating area, providing a private and pleasant outdoor retreat for the whole family to enjoy.

A home with fantastic potential, versatile living space, and a superb location, this property offers buyers the chance to create something truly special.

Early viewing is highly recommended—contact our Norton team today to arrange your appointment.

Council Tax Band: B

Tenure: Freehold

Price: £130,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

---

### Living Room

3.63m x 3.54m (11'10" x 11'7")



### Dining Room

5.47m x 3.23m (17'11" x 10'7")



### Kitchen

4.52m x 2.10m (14'9" x 6'10")



### Bedroom 1

3.61m x 3.21m (11'10" x 10'6")



### Bedroom 2

3.63m x 3.21m (11'10" x 10'6")



## Bedroom 3

2.10m x 2.10m (6'10" x 6'10")



## Bathroom

2.17m x 1.69m (7'1" x 5'6")

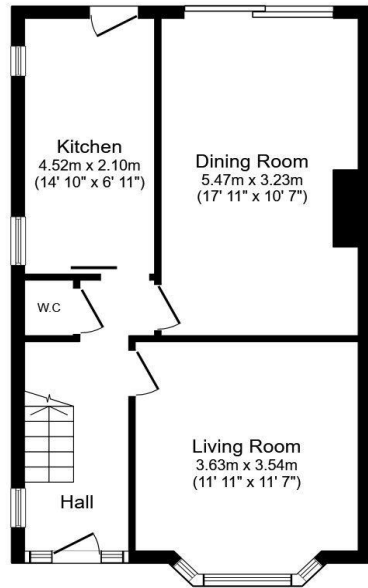


## Rear garden

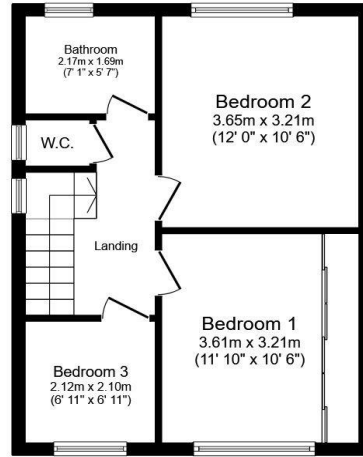


## Rear aspect





**Ground Floor**  
Floor area 50.6 sq.m. (545 sq.ft.)



**First Floor**  
Floor area 40.0 sq.m. (430 sq.ft.)

**Total floor area: 90.6 sq.m. (975 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>		69
(55-68) <b>D</b>	60	
(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

St. Michael's Grove, Norton, Stockton-on-Tees, Durham, TS20 2HD

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.

