



To buy

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

Greta Road, Norton, Stockton-on-Tees, Durham, TS20 1BA

# £138,000

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ POPULAR LOCATION
- ✓ EXTENDED TO THE REAR
- ✓ OPEN PLAN LIVING
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This extended semi-detached home presents an excellent opportunity for first time buyers, growing families or buyers looking for a property they can modernise and make their own. Positioned within easy reach of Norton High Street, the home offers generous accommodation throughout along with the added benefit of no onward chain.

Set behind a front garden, the property opens into a spacious entrance hallway with stairs leading to the first floor. The ground floor features a bright and airy open plan living and dining space, created by opening the two reception rooms together, allowing natural light to flow from both aspects and creating an ideal space for family living and entertaining.

A double storey rear extension has significantly enhanced the accommodation, creating a larger kitchen and an impressive first floor bathroom. The kitchen offers excellent proportions and provides fantastic potential for redesign, with scope to create a stunning modern open plan kitchen/family area subject to the necessary works.

To the first floor, the landing with loft access leads to three well proportioned bedrooms and a spacious family bathroom. Externally, the property benefits from a good size rear garden enjoying a Westerly aspect, making it an ideal space to enjoy the afternoon and evening sun.

Requiring a programme of updating, this home offers a superb blank canvas for purchasers wanting to add their own style and value, whilst benefiting from the space already created by the extension.

Sold with the advantage of No Onward Chain, early viewing is highly recommended. Please contact the Pattinson Estate Agents Norton team to arrange your appointment.

Council Tax Band: A

Tenure: Freehold

Price: £138,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Accommodation

---

### Living Room

3.89m x 3.78m (12'9" x 12'4")



### Dining Room

2.78m x 2.92m (9'1" x 9'6")



### Kitchen

5.02m x 2.28m (16'5" x 7'5")



### Bedroom 1

4.12m x 3.39m (13'6" x 11'1")



### Bedroom 2

3.39m x 2.75m (11'1" x 9'0")



## Bedroom 3

2.74m x 2.60m (8'11" x 8'6")



---

## Bathroom

1.96m x 2.24m (6'5" x 7'4")



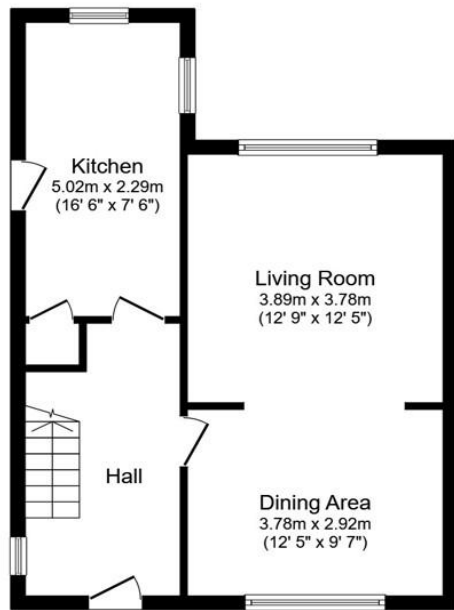
---

## Rear Garden

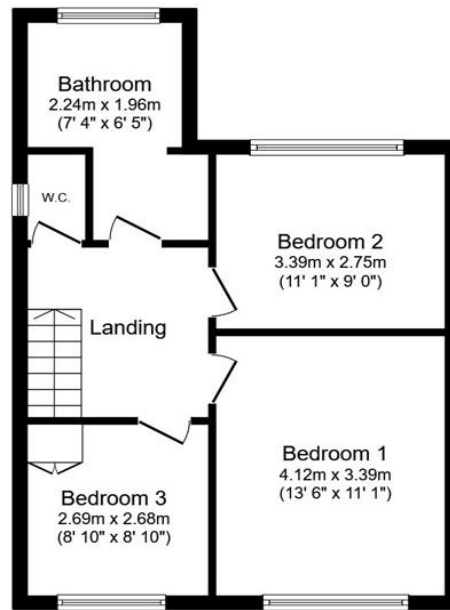
---

## Rear Aspect





Ground Floor



First Floor

Total floor area: 94.7 sq.m. (1,019 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>		73
(55-68) <b>D</b>	65	
(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

Greta Road, Norton, Stockton-on-Tees, Durham, TS20 1BA

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.

