



To buy

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

Hillside Road, Norton, Stockton-on-Tees, Durham, TS20 1JG

# £175,000

🏠 x3 🚗 x1 🚿 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ A GREAT LOCATION
- ✓ GREAT PRESENTATION
- ✓ GOOD SIZE FAMILY HOME
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating C

## Key Information

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

## Description

Set within a highly desirable location, this attractive family home enjoys easy access to the beautiful Village Green, thriving High Street, well regarded local schooling and excellent transport links, making it perfectly placed for a wide range of buyers.

Set behind a dwarf wall with a low maintenance frontage, the property welcomes you into a bright and inviting entrance hall with stairs to the first floor and the added benefit of a useful under stairs storage cupboard.

To the front of the home, the bay fronted reception room is currently utilised as a dining area, offering a versatile space ideal for family meals or entertaining guests. Internal double doors then lead through to a generously sized rear reception room, creating a wonderful flow throughout the ground floor.

The kitchen is well equipped with a range of wall, base and drawer units with work surfaces incorporating a sink and drainer. There is a built in hob with oven below and extractor hood over, plumbing for a washing machine and an integrated fridge freezer.

To the first floor, the landing benefits from a side window allowing in natural light along with loft access. Bedroom one is positioned to the front and enjoys a bay window, whilst bedroom two overlooks the rear and offers excellent proportions. Bedroom three is the traditional box room to the front, making it ideal as a nursery, dressing room or home office.

The bathroom is fitted with a modern suite comprising a walk in shower cubicle, wash hand basin and WC.

Without doubt, one of the standout features of this home is the beautifully arranged rear garden. Designed with low maintenance living in mind, this impressive outdoor space offers a number of patio seating areas perfectly positioned to capture the sun throughout the day. Raised borders to the side and rear provide a splash of colour and greenery, while gated side access and a timber shed adds further practicality. Whether relaxing with family, entertaining friends or simply enjoying the warmer months, this garden provides the perfect setting and benefits from sensor flood lights.

Upvc double glazing, combination boiler and a home security system.

A fantastic opportunity for the growing family or first time buyer to acquire a well positioned home with exceptional outdoor space. Early viewing is highly recommended through our Norton Team.

Council Tax Band: B

Tenure: Freehold

Price: £175,000

Property Type: Semi-detached house

Parking: On Street

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

3.53m x 3.40m (11'6" x 11'1")



### Dining Room

3.53m x 2.85m (11'6" x 9'4")



### Entrance



### Kitchen

5.06m x 2.10m (16'7" x 6'10")



### Bedroom 1

3.30m x 3.15m (10'9" x 10'4")



## Bedroom 2

3.30m x 3.15m (10'9" x 10'4")



## Bathroom

1.95m x 1.65m (6'4" x 5'4")



## Bedroom 3

2.03m x 1.95m (6'7" x 6'4")

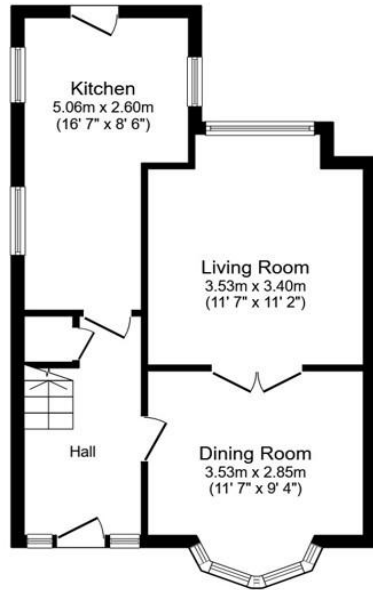


## Rear garden

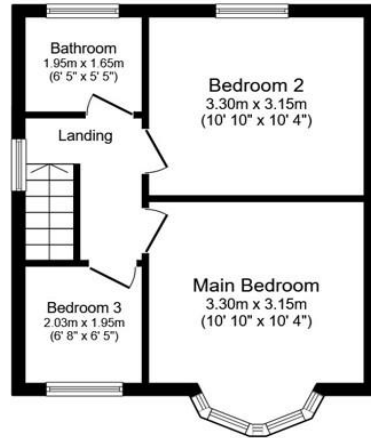


## Rear garden 1





**Ground Floor**  
Floor area 44.6 sq.m. (480 sq.ft.)



**First Floor**  
Floor area 36.2 sq.m. (390 sq.ft.)

**Total floor area: 80.8 sq.m. (870 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>	70	76
(55-68) <b>D</b>		
(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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