



To buy

## 2 bed terraced house to buy in

Benson Street, Norton, Stockton-on-Tees,  
Durham, TS20 2SR

# £140,000

 x2
  x1
  x2

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ CHARACTER HOME
- ✓ IDEAL FIRST BUY
- ✓ SPACIOUS THROUGHOUT
- ✓ TWO RECEPTION ROOMS
- ✓ 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

Perfectly suited to the first time buyer, this beautifully presented home offers the ideal opportunity to step onto the property ladder with a home full of character, generous living space and stylish modern upgrades throughout. Ready to move straight into, this is a property that effortlessly blends period charm with contemporary comfort.

Set within a highly desirable location, the ever-popular Norton High Street is just a short stroll away, offering an excellent selection of fashionable bars, restaurants, cafés and independent shops, making this home ideal for those who enjoy having everything close at hand.

The accommodation begins with an entrance vestibule opening into a welcoming hallway with staircase rising to the first floor. To the front of the home, the bay fronted living room is a wonderful space to relax, enhanced by an original style fireplace which creates an attractive focal point. Double doors then open into the dining room, providing a versatile and sociable layout, complete with built in alcove storage and French doors leading out to the rear yard.

The kitchen is both stylish and practical, fitted with a range of contemporary wall, base and drawer units with complementary work surfaces incorporating the sink and drainer. There is a gas hob with stainless steel extractor hood above, eye level oven and a door leading directly out to the side yard.

To the first floor, the landing has a window at the side, while a fixed staircase rises to the loft space, creating an extremely useful area for occasional use, storage or hobbies. The principal bedroom stretches across the full width of the front of the home and offers impressive proportions, while the second bedroom to the rear is also a generous double.

Completing the first floor is the luxurious fully tiled bathroom, fitted with a contemporary white suite and walk in shower cubicle, creating a stylish and relaxing finish.

Externally, the rear yard is a fantastic size and enjoys a sought after westerly aspect, making it the perfect place to enjoy afternoon sunshine and outdoor dining across the warmer months.

A superb home in a superb location, early viewing is essential. Contact our Norton team today to arrange yours.

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: Terraced House

USPs: Has land

Parking: Allocated, On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## Acommodation

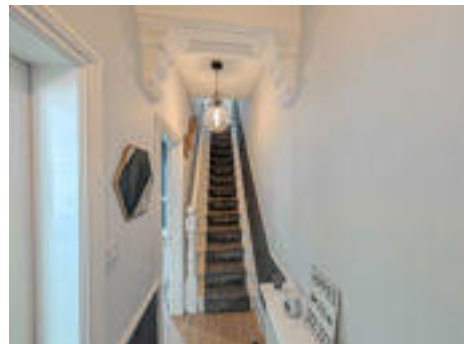
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### Living Room

4.45m x 3.35m (14'7" x 10'11")



### Hall



### Dining Room

3.60m x 3.45m (11'9" x 11'3")



### Kitchen

4.37m x 2.34m (14'4" x 7'8")



### Bedroom 1

4.50m x 3.61m (14'9" x 11'10")



## Bedroom 2

3.63m x 2.67m (11'10" x 8'9")



## Landing



## Bathroom

2.63m x 2.06m (8'7" x 6'9")



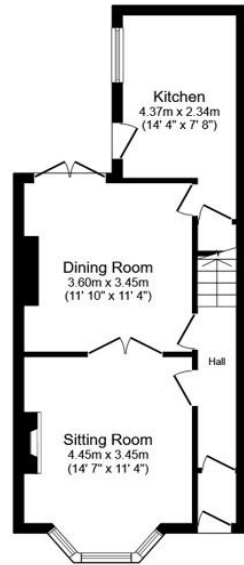
## Loft

4.32m x 3.99m (14'2" x 13'1")

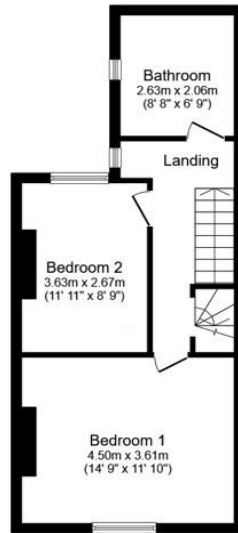


## Yard

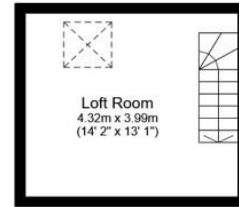




**Ground Floor**  
Floor area 42.6 sq.m. (426 sq.ft.)



**First Floor**  
Floor area 38.0 sq.m. (422 sq.ft.)



**Second Floor**  
Floor area 17.3 sq.m. (188 sq.ft.)

**Total floor area: 94.9 sq.m. (1,021 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>	61	
(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

Benson Street, Norton, Stockton-on-Tees, Durham, TS20 2SR

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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