



2 bed semi-detached bungalow to buy in TS20

Costain Grove, Norton, Stockton-on-Tees, Durham, TS20 1JW

£149,900

 x2
  x1
  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ CUL DE SAC LOCATION
- ✓ HIGHLY SOUGHT AFTER AREA
- ✓ OFF ROAD PARKING
- ✓ GARDENS FRONT AND REAR
- ✓ EPC Rating D

Key Information

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

Description

Upon entering, is a very useful porch with window and room for coats and shoes. The kitchen is much larger than the 'norm', being extended and features a modern semi open plan arrangement with ability to accommodate a dining table and chairs. Gas combi boiler is conveniently situated near to kitchen sink and gives central heating via radiators. Spacious lounge that exudes warmth and character from a marble fireplace with working gas fire. The property has been significantly improved by it's current owner, both inside and outside.

The bathroom is central to the property and has a walk in shower, heated by the combi boiler. The front bedroom is a good sized 'second' bedroom with the bonus of access to full length loft which is fully floor boarded and a velux window fitted. Easy access via pull-down ladder, offering an 'extension' to that bedroom. I.E. games room, hobby room or just a storage room. The rear bedroom is extremely large offering an option for a second lounge/bedroom and overlooks the private garden.

The rear garden is a sun trap and provides space for a seating area and a shed. Currently large lawned area but has scope to re-configure. Features outside tap, private and relaxing space.

The front of the property has off-road parking allowing electric charging if required. Either side are two small gardens, one with purpose built refuge bin/bag arrangement. Low level stone walls surround the gardens giving a charming but very practical property.

Not overlooked front or back gives a rare element of seclusion for anyone seeking a private or quiet life. Yet an array of amenities are just a few minutes walk away. A spacious and practical property that ticks so many boxes.

Location:-

Norton Village is an historic, picturesque and a highly regarded village. It's individual and eclectic Victorian buildings run the whole High Street with pedestrian lanes running alongside in front of the cottages/houses (separate from the main road). This, along with the flowing passage of mature trees... create that quaint essential 'going back in time' feel. There are a variety of shops, cafe's, restaurants, pubs and all amenities including Doctors, library and two supermarkets.

At the far end of the High Street lies the famous village green, in fact several greens with large historic duck pond with water fountain. Overlooking the pond is a cafe, restaurant, pub and another Norton institution, 'Blackwell's Butchers'. Famous for it's pies but has won awards for everything catering.

Norton Village Green & Duck Pond - 5 Minute Walk

Norton High Street, Shops, Bars & Restaurants - 5 Minute Walk

Red House School - 5 Minute Walk

St Josephs Catholic Primary School - 9 Minute Walk

Council Tax Band: A

Tenure: Freehold

Price: £149,900

Property Type: Semi-detached Bungalow

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Accommodation

Living Room

3.47m x 3.29m (11'4" x 10'9")



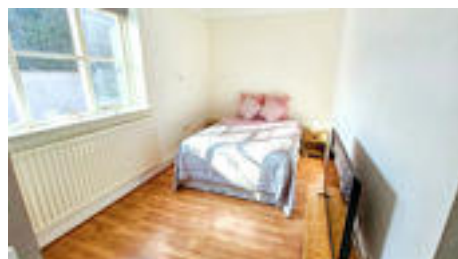
Kitchen

3.81m x 2.85m (12'6" x 9'4")



Bedroom 1

4.04m x 2.40m (13'3" x 7'10")



Bedroom 2

2.53m x 2.40m (8'3" x 7'10")



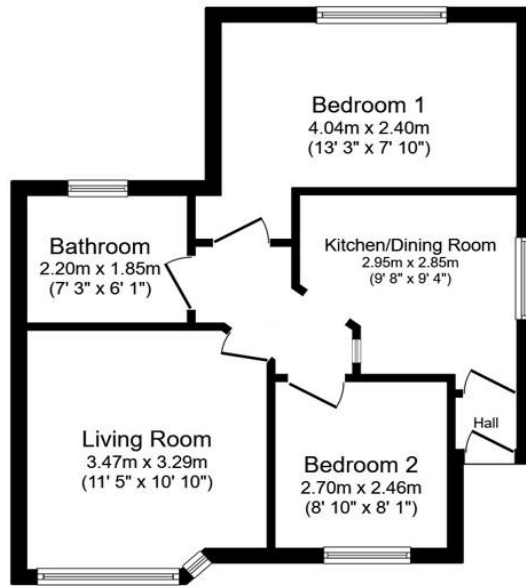
Shower Room

2.20m x 1.85m (7'2" x 6'0")



Externally





Floor Plan
Floor area 43.7 sq.m. (471 sq.ft.)

Total floor area: 43.7 sq.m. (471 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Costain Grove, Norton, Stockton-on-Tees, Durham, TS20 1JW

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

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.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.

