

**NORTHUMBERLAND GROVE, NORTON, STOCKTON-ON-TEES, TS20 1PB**



- ▲ Beautiful Bow Fronted Traditional Semi
- ▲ Three Good Size Bedrooms & Loft Room
- ▲ Newly Installed Bathroom
- ▲ Separate Lounge & Open Plan Sitting Room/Dining/Kitchen
- ▲ Open Aspects to Front & Rear
- ▲ Driveway, Gardens & Garage

**£240,000**

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Prepare to fall in love! This beautiful bow fronted Norton semi has flawlessly styled, generous accommodation in a prime location and backs onto cricket grounds. What more is there to want!

The accommodation flows in brief, reception hall, lounge, sitting room, dining room, kitchen, three good size bedrooms and bathroom. A fixed staircase leads to a loft room.

Externally to the front is a block paved drive, garden, and garage access via an automatic roller door, to the rear as a lovely lawned garden with seating areas and established planting (watch out for the carnivorous ones!).

#### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door with side and top lights to entrance hall with engineered flooring, twin radiator, staircase to the first floor, and under stairs store cupboard.

**LIVING ROOM - 4.04m (13'3") x 3.58m (11'9") into alcove and into bay**

With double glazed bow window to the front aspect, twin radiator, engineered flooring, and modern fire surround with granite back and hearth and living flame gas fire.



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**OPEN PLAN SITTING ROOM & DINING AREA - 5.6m x 3.78m (max) (18'4" x 12'5" (max))**

With double glazed window to the side aspect, double glazed French doors to the rear garden, engineered flooring, and two twin radiators.

**KITCHEN AREA - 2.46m x 3.5m (8'1" x 11'6")**

With double glazed window to the rear aspect, double glazed stable door to the side aspect, tiled floor, shaker style kitchen units with complementary granite effect worktops incorporating a stainless steel sink and drainer unit with mixer tap, high level oven and gas hob with overhead hood.

**FIRST FLOOR**

**LANDING** - With double glazed window to the side aspect.



**BEDROOM ONE - 4.34m (14'3") into bay x 2.62m (8'7") to front of wardrobes**

With double glazed bow window to the front aspect, single radiator, and fitted wardrobes.

**BEDROOM TWO - 3.28m x 3.66m (max) (10'9" x 12' (max))**

With double glazed window to the rear aspect and single radiator.

**BEDROOM THREE - 2.36m (7'9") x 2m (6'7") to rear of wardrobe**

With double glazed window to the front aspect, single radiator and fitted wardrobe.

**BATHROOM** - Modern white suite with floating style low level WC with hidden cistern, side panelled bath, floating style vanity unit with cabinet below in grey, composite coloured vertical radiator, corner shower cubicle with granite seat, double glazed window to the side and rear aspects, tiled walls and floor, spotlights to ceiling and plantation style blind fitted to rear window.

**LOFT ROOM - 3.56m x 3.28m (min) (11'8" x 10'9" (min))**

With Velux window to the front aspect and storage to eaves.

**EXTERNALLY**

**GARDENS & GARAGE** - Externally to the front is a block paved drive, garden, and garage access via an automatic roller door, to the rear as a lovely lawned garden with seating areas and established planting (watch out for the carnivorous ones!).

**AGENTS REF:** - LJ/LS/STO240183/20032024

**Council Tax Band:** C      **Tenure:** Freehold



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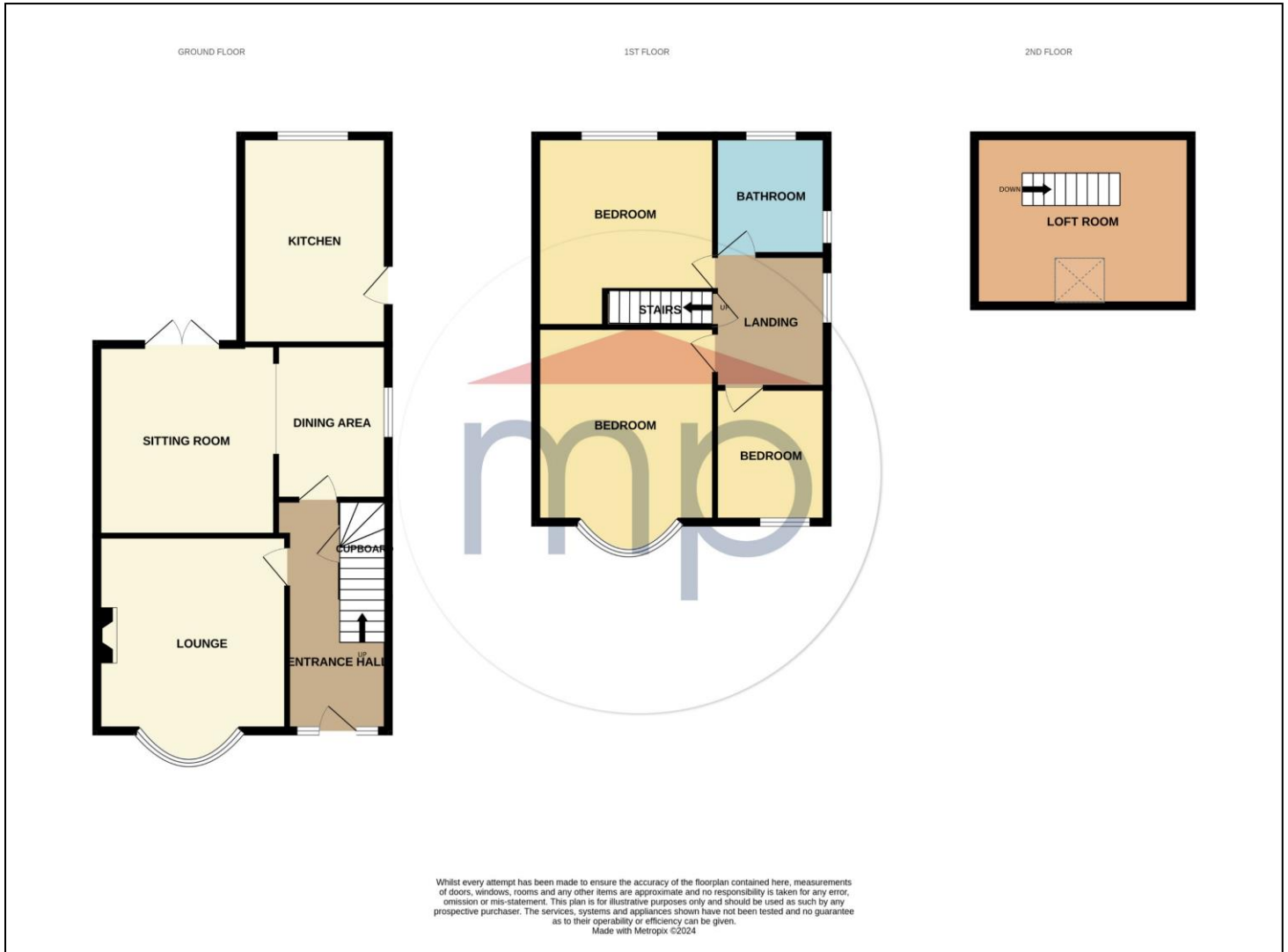


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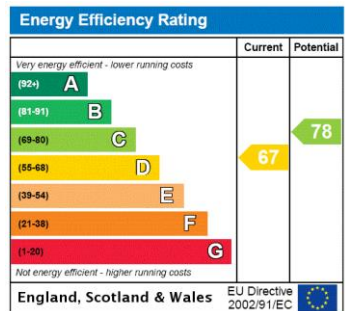
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**TO VIEW:** Contact our Stockton Office on Tel: **01 642 355000**  
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