

JOHNSON GROVE, NORTON, STOCKTON-ON-TEES, TS20 1BX



- ▲ Considerably Modernised & Upgraded
- ▲ Beautiful Modern Breakfast Kitchen
- ▲ Garage Beautifully Converted to an Extra Reception Room
- ▲ Low Maintenance Gardens

- ▲ Private Rear Garden Backing onto Fields
- ▲ Block Paved Drive
- ▲ Walking Distance to Norton Village & Duck Pond

£175,000

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You will feel like you have 'struck gold' when you see this beauty. The layout, finish and presentation will make this so easy to move straight in. The private open aspect garden and being walking distance to Norton village and duck pond are a real treat too.

GROUND FLOOR

ENTRANCE

Double glazed entrance door and window to side aspect, opening to generous entrance hall with mosaic style flooring.

ENTRANCE HALL

Single radiator, stairs rising to first floor and access to living room and breakfast kitchen.

LIVING ROOM - 2.95m x 4.7m (9'8" x 15'5")

Double glazed window to front aspect and inglenook fireplace with electric stove.

RECEPTION ROOM TWO - 5.18m x 2.51m (max) (17' x 8'3" (max))

With double glazed window to the front and side aspects, skylight and twin radiator.



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KITCHEN BREAKFAST ROOM - 4.67m x 3.33m (15'4" x 10'11")

A large understairs pantry store. Double glazed window to rear aspect, twin radiator and Herringbone design flooring. Generous range of fitted kitchen units with complementary worktops with an inset ceramic sink and drainer unit with mixer tap, five ring hob, electric oven and overhead hood, integrated fridge/freezer and tiling to splash backs.

UTILITY

Double glazed window to side aspect and UPVC door to the rear garden.

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE - 3.33m x 3.07m (10'11" x 10'1")

Double glazed window to rear aspect and single radiator.

BEDROOM TWO - 2.95m x 3.33m (9'8" x 10'11")

Double glazed window to front aspect and twin radiator.

BEDROOM THREE - 1.68m x 2.44m (5'6" x 8')

Double glazed window to side aspect and single radiator.

BATHROOM

Double glazed window to side aspect, side panelled bath with shower, vanity unit, low level WC, tiling to splash backs, school style radiator and airing cupboard.



EXTERNALLY

GARDENS & GARAGE

The property has a well presented front garden and a driveway which leads to the garage. The rear and side gardens are low maintenance with block paving and Astro turf. The garden is private due to backing onto fields.

AGENTS REF: - LJ/LS/STO240282/14032025

Council Tax Band: B **Tenure:** Freehold

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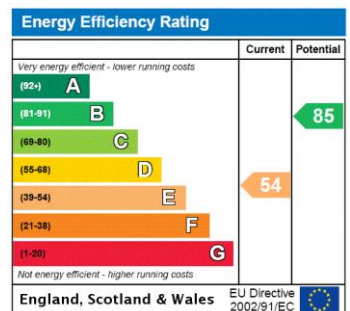
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