

# ASHTON ROAD, THE GLEBE, NORTON, TS20 1QN



- ▲ Nicely Appointed & Well Positioned Semi-Detached House
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Always Popular Glebe Location
- ▲ Three Bedrooms & Modern Bathroom
- ▲ Extended Kitchen/Diner
- ▲ Modern White Bathroom Suite

- ▲ UPVC Double Glazing
- ▲ Central Heating with a Combi Boiler
- ▲ Cavity Wall Insulation
- ▲ Detached Garage & Ample Car Parking
- ▲ Large Summerhouse & South/Westerly Facing Rear Garden

**£200,000**

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This is a lovely example of a well-appointed, extended and nicely presented three bedroom semi-detached house which has the advantage of a south/westerly facing rear garden and is offered to the market with a CHAIN FREE sale.

Featuring a detached garage, generous summerhouse, ample car parking on the driveway, UPVC double glazing and central heating with a combi boiler. The always popular Glebe location means that Norton High Street, good schooling and a multitude of other really useful facilities are conveniently to hand.

Comprising entrance hall, lounge and rear extended kitchen/diner with modern units. The first floor has three bedrooms and bathroom with a modern white suite.

**GROUND FLOOR**

**ENTRANCE HALL**

With UPVC double glazed entrance door to a spacious entrance hall with under stairs storage cupboard, staircase to the first floor and radiator.

**LIVING ROOM - 4.83m (15'10") into alcove x 3.56m (11'8")**

With radiator and living flame electric fire in marble surround.

**KITCHEN DINER - 6.4m (21') (max) x 4.83m (15'10") (max)**

Fitted with a range of white modern high gloss wall, drawer, and floor units with complementary marble effect work surface, space for slot in cooker and under counter fridge and freezer, plumbing for washing machine, woodgrain effect laminate flooring, radiator and UPVC French doors open to the rear south westerly facing garden.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.83m x 2.84m (15'10" x 9'4")**

With radiator and built-in fitted wardrobes and drawers.

**BEDROOM TWO - 3.56m x 2.41m (11'8" x 7'11")**

With radiator.

**BEDROOM THREE - 3.56m x 2.26m (11'8" x 7'5")**

With radiator.

**TO VIEW: Tel: 01642 355000**

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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**BATHROOM** - Fitted with a modern white three-piece suite comprising panelled bath with electric shower over and tiled splashback, vanity unit with wash hand basin and mixer tap, dual flush WC, chrome towel rail, part tiled walls and tile effect vinyl flooring.

### EXTERNALLY

**GARDENS, PARKING & GARAGE** - To the front there is a flagstone patio garden with mature bushes and a concrete patterned driveway leading to the garage with up and over door, power supply, light and door to the rear garden. To the rear there is a south westerly facing garden with flagstone patio area, lawn, mature bush borders, outside tap and large timber summerhouse.

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - LJ/LS/BIL260212/08052026

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

**TO VIEW:** Contact our Stockton office on

Tel: **01642 355000**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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