

ELCOAT ROAD, NORTON, STOCKTON-ON-TEES, TS20 1JE



- ▲ Tucked away in a small, peaceful cul-de-sac near Norton Village
- ▲ Bay-fronted semi-detached home in an elevated position
- ▲ Views of Roseberry Topping on fine days
- ▲ West-facing garden, ideal for relaxing in warmer months
- ▲ Two reception rooms offering flexible living and dining space
- ▲ Ideal layout for modern family life and entertaining

- ▲ Three light-filled bedrooms and modern family bathroom
- ▲ Southwest-facing rear garden with afternoon and evening sunshine
- ▲ Front garden with cobblestone driveway offering ample off-street parking
- ▲ Located in the popular Norton area, close to excellent local amenities
- ▲ Near reputable schools and convenient transport links

£170,000

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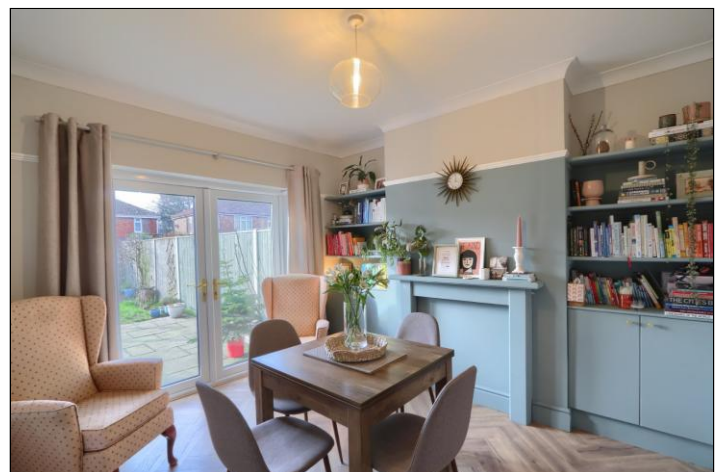
Tucked away within a small and peaceful cul-de-sac a stone's throw from Norton Village, this bay fronted semi-detached home should be top of your list to view. On fine days the elevated position allows views of Roseberry Topping and the West facing garden is perfect for relaxing in the warmer months.

The property boasts two reception rooms, providing flexible living and dining space ideal for modern family life and entertaining. To the rear, an extended kitchen provides a great space for culinary delights.

Upstairs, three light-filled bedrooms, offer comfortable accommodation for families, complemented by a modern family bathroom.

Externally, the home benefits from a southwest-facing rear garden, enjoying afternoon and evening sunshine and the front garden with cobble stone drive provides ample off-street parking.

Properties in this popular Norton location are always in strong demand due to their excellent local amenities, reputable schools, and convenient transport links. Early viewing is highly recommended.



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GROUND FLOOR

ENTRANCE HALL - Composite entrance door with double glazed side and top lights to entrance hall with single radiator, staircase to the first floor, meter cupboard and store cupboard.

SITTING ROOM - 3.4m x 3.25m (11'2" x 10'8")
With double glazed bay window to the front aspect, single radiator following the line of the bay, engineered flooring, picture rail and coving.

DINING ROOM - 3.12m (10'3") into alcove x 3.28m (10'9")
With double glazed French doors to the rear aspect, Herringbone style engineered flooring, single radiator, picture rail, and shelving and cabinets to alcove.

KITCHEN - 5.08m (max) x 2.16m (16'8" (max) x 7'1")
With dual aspect double glazed windows, double glazed door to the rear garden and engineered flooring. Modern shaker style fitted kitchen with solid wood worktops incorporating a ceramic sink and drainer unit with mixer tap, plumbing for washing machine and dishwasher, gas point for cooker with overhead extractor hood, Victorian style tiled splashbacks and half vaulted ceiling.

FIRST FLOOR

LANDING - With double glazed window to the side aspect.

BEDROOM ONE - 3.15m (10'4") x 3.68m (12'1") into bay
With double glazed bay window to the front aspect and single radiator.

BEDROOM TWO - 3.15m x 3.15m (max) (10'4" x 10'4" (max))
With double glazed window to the rear aspect, twin radiator and built-in cupboard to alcove.

BEDROOM THREE - 1.83m x 1.9m (6' x 6'3")
With double glazed window to the front aspect and single radiator.

BATHROOM - With double glazed window to the side aspect, heated towel rail, vanity unit with cabinet below, low level WC, two seater side panelled bath with drench shower over and tiled walls.

AGENTS REF: - LJ/LS/GBH260017/16022026

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

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