

# BARFORD CLOSE, NORTON, STOCKTON-ON-TEES, TS20 1SP



- ▲ Three bedroom semi-detached home
- ▲ Quiet cul-de-sac location in Norton
- ▲ Spacious living room
- ▲ Modern Wren fitted dining kitchen
- ▲ Utility/garden room

- ▲ Contemporary shower room
- ▲ Driveway parking
- ▲ Enclosed rear garden
- ▲ Ideal for first-time buyers or families

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Situated within a quiet cul-de-sac in the highly sought-after Glebe area of Norton, this well-presented three-bedroom semi-detached home offers a newly installed Wren kitchen and a large wrap around garden, making it an ideal purchase for first-time buyers, families or investors.

The property is entered via an entrance porch which leads into a bright and welcoming living room positioned to the front aspect, featuring laminate flooring and stairs to the first floor.

To the rear of the property is an impressive open-plan dining kitchen, fitted with a newly installed Wren kitchen with complementary worktops, integrated cooking appliances and ample storage.

The space enjoys views over the side and rear gardens, creating a light and practical hub for everyday living and entertaining.

A useful rear utility/garden room provides additional storage and plumbing for laundry appliances, with direct access to the rear garden.

To the first floor there are three bedrooms, including the principal bedroom overlooking the front, along with two further bedrooms to the rear.

The accommodation is completed by a modern shower room fitted with a double shower enclosure with drench-style shower, wash basin, WC and chrome heated towel rail.

Externally the property benefits from a driveway providing off-street parking, while to the rear is a pleasant garden offering lawn and patio areas, ideal for relaxing or entertaining.

Barford Close is positioned within a quiet residential cul-de-sac, conveniently located for Norton High Street, local schools, shops and transport links, making it a fantastic location for day-to-day living.

#### **GROUND FLOOR**

**ENTRANCE PORCH** - Entrance door to entrance porch with double glazed window to the front aspect and laminate flooring.

**TO VIEW:** Tel: **01642 355000**  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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## BARFORD CLOSE, TS20 1SP

### **LIVING ROOM - 4.14m (13'7") x 4.01m (13'2") including stairs**

With double glazed window to the front aspect, staircase to the first floor, laminate flooring, twin radiator and open to ...

### **DINING KITCHEN - 7.44m (24'5") (Living Room and Dining Area) Kitchen Dining Area 3.7m (12'2") x 4.2m (13'9")**

With laminate flooring, twin radiator and double glazed windows overlook the side and rear gardens. Newly installed Wren kitchen with complementary worktops incorporating an asterite sink and drainer unit with mixer tap, electric hob with overhead hood, high level oven and ample storage.

### **REAR UTILITY/GARDEN ROOM - 2.54m x 1.9m (8'4" x 6'3")**

With double glazed window to the rear aspect, double glazed door to the rear aspect, laminate flooring and plumbing for washing machine.

### **FIRST FLOOR**

**LANDING** - With loft access.

### **BEDROOM ONE - 4.01m x 2.46m (max) (13'2" x 8'1" (max))**

With double glazed window to the front aspect, single radiator and storage over stairhead.

### **BEDROOM TWO - 2.13m x 2.8m (max) (7' x 9'2" (max))**

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

### **BEDROOM THREE - 1.68m x 1.88m (5'6" x 6'2")**

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

**SHOWER ROOM** - With double glazed window to the side aspect, double shower enclosure with drench style shower, low level WC, pedestal wash hand basin, chrome heated towel rail and part tiled splashbacks.

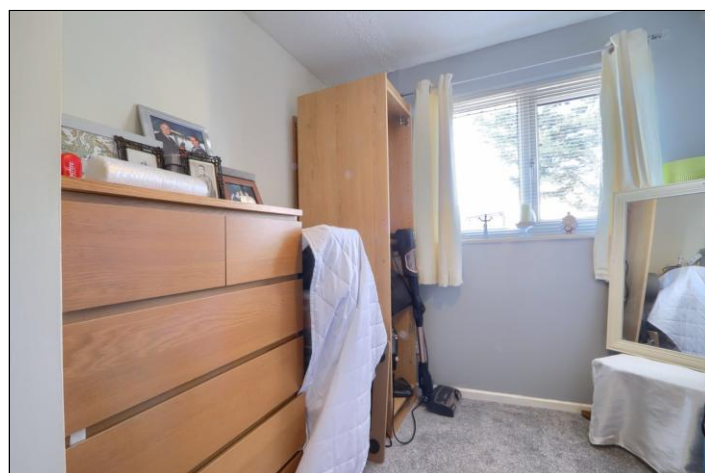
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**AGENTS REF:** - LJ/LS/STO240495/11032026

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

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

Tel: 01642 355000



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