

GRANTHAM ROAD, NORTON, STOCKTON-ON-TEES, TS20 1PP



- ▲ Characterful 1930s three-bedroom semi offering a warm, welcoming lifestyle
- ▲ Original front door with beautiful stained-glass sidelights creating an impressive first impression
- ▲ Elegant period features throughout, including picture rails and traditional coved ceilings designed to make rooms appear higher and more open
- ▲ Inviting open fire providing a cosy focal point for relaxed evenings
- ▲ Well-balanced layout comprising, lounge, dining room, cloakroom, utility lobby and kitchen
- ▲ Private west-facing garden, ideal for enjoying afternoon sun and summer evenings
- ▲ Driveway and garage offering practical off-street parking and storage
- ▲ Walking distance to the historic high street of Norton Village, with its independent shops, cafés and amenities
- ▲ Offered with no onward chain, allowing for a smooth and straightforward move

£275,000

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Step into a home where period charm and everyday comfort come together effortlessly. This beautifully presented 1930s three-bedroom semi offers a warm, welcoming atmosphere from the moment you arrive, with its original front door and stained-glass sidelights setting the tone for what lies beyond.

Inside, classic features such as picture rails, traditional coved ceilings and an inviting open fire create spaces that feel both elegant and cosy — perfect for relaxed evenings or entertaining friends. The flow of the home lends itself to modern family life while retaining the character that makes houses of this era so special.

Outside, a private west-facing garden provides a peaceful retreat to enjoy sunny afternoons and long summer evenings, complemented by the convenience of a driveway and garage.

All of this is set within easy walking distance of the historic high street of Norton Village, where independent shops, cafés and local amenities are right on your doorstep. Offered with no onward chain, this is a rare opportunity to move straight in and start enjoying a lifestyle rich in character, comfort and community.

GROUND FLOOR

ENTRANCE HALL - Original stained glass entrance door with original top and side lights to entrance hall with engineered flooring, radiator, delft rail, spindled staircase to the first floor, meter cupboard under stairs, store cupboard and access to utility lobby.



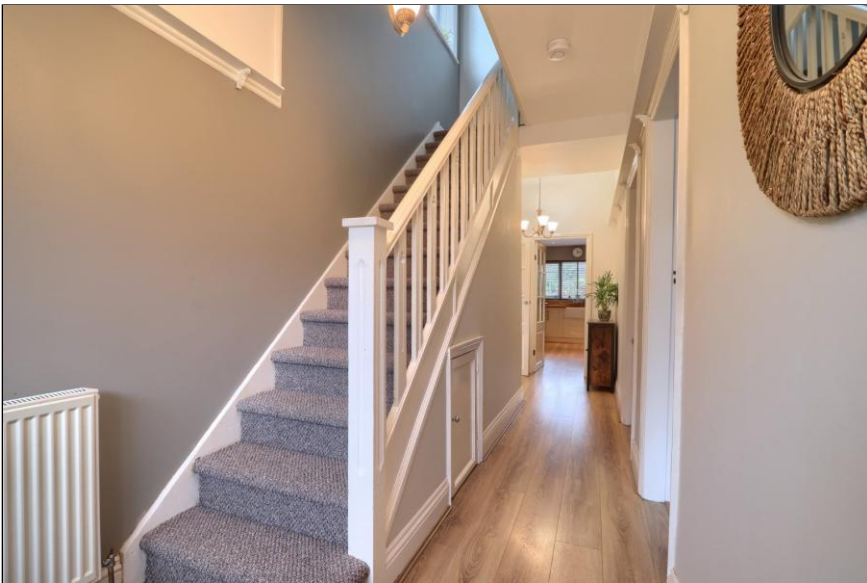
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UTILITY LOBBY - With double glazed window and door to the side aspect.

GROUND FLOOR CLOAKROOM/WC - With double glazed window to the side aspect, low level WC, vanity unit and single radiator.

LIVING ROOM - 3.48m (11'5") x 4.95m (16'3") (max) into bay

With double glazed bay window to the rear aspect with French windows and side and top lights, twin radiator, engineered flooring, picture rail and Victorian style fire surround with fitted mantel and mirror with inset cast iron fireplace and pictorial tiled inserts.

DINING ROOM - 3.48m (11'5") x 3.89m (12'9") into bay

With double glazed bay window to the front aspect, twin radiator, engineered flooring, picture rail and cast iron Victorian fireplace with open grate.

KITCHEN - 4.7m (15'5") (max) x 2.57m (8'5") (max) including built-in cupboard.

With twin radiator, double glazed window to the rear aspect and engineered flooring. Shaker style fitted kitchen in Ivory colour with solid wood worktops and splashbacks, Belfast sink with mixer tap, range cooker with overhead extractor hood and splashback, and integrated dishwasher.

FIRST FLOOR

LANDING - With double glazed window to the side aspect, picture rail and loft access.

BEDROOM ONE - 3.84m (12'7") x 3.48m (11'5") into alcove

With twin radiator, picture rail, cast iron fireplace, double glazed window and French door to the rear aspect and balcony.

BEDROOM TWO - 3.48m (11'5") into alcove x 4.1m (13'5") into bay

With double glazed bay window to the front aspect, twin radiator, picture rail and cast iron fireplace.

BEDROOM THREE - 1.65m x 2.13m (5'5" x 7')

With double glazed window to the front aspect and twin radiator.

BATHROOM - With double glazed window to the side aspect, low level WC, pedestal wash hand basin, side panelled bath with drench style shower over, antique style heated towel rail and radiator, extractor fan, spotlights to ceiling, mosaic style tiled floor and Victorian style tiled walls.

AGENTS REF: - LJ/LS/STO250775/02022026

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

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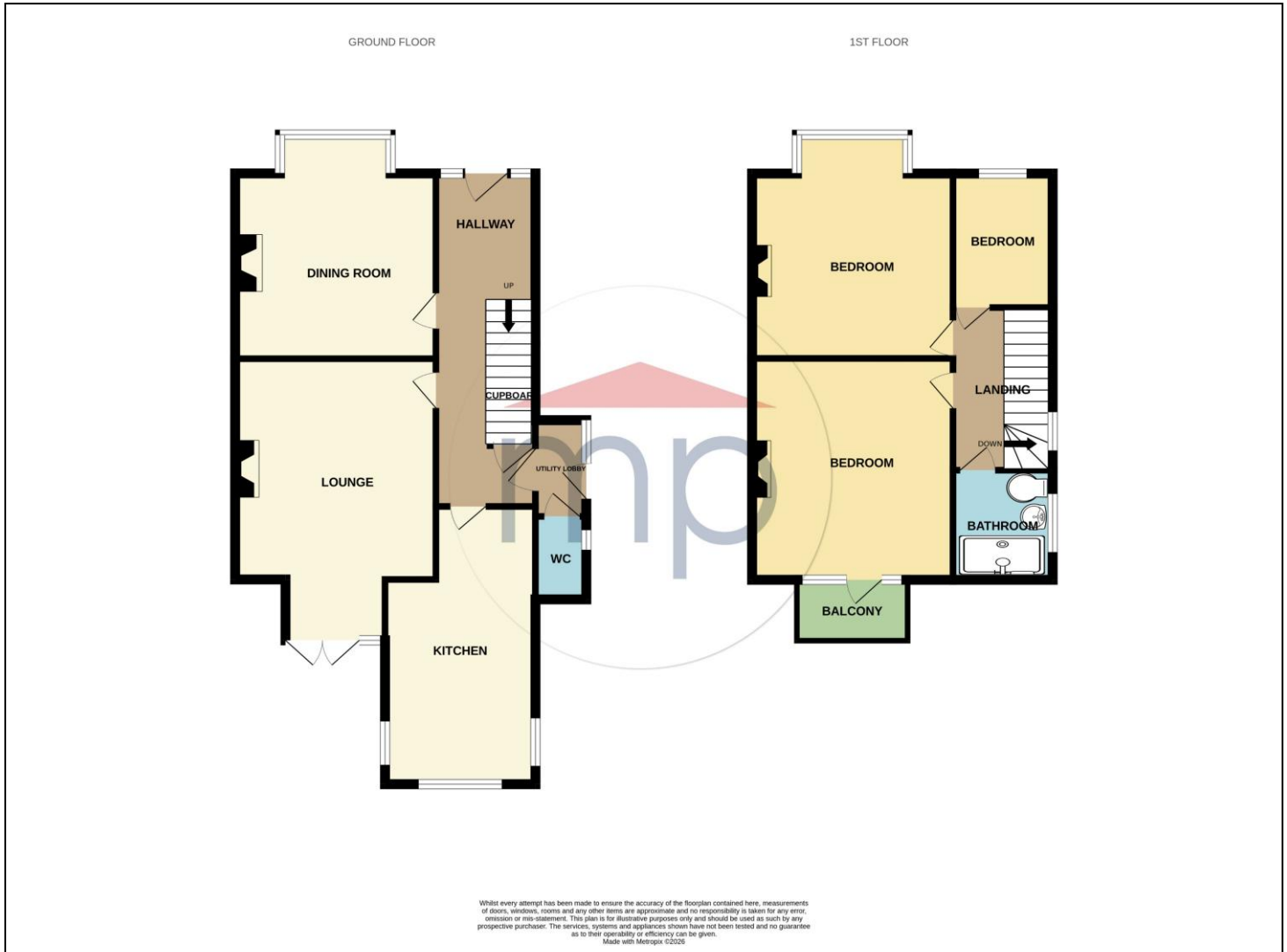
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