

HIGH STREET, NORTON, STOCKTON-ON-TEES, TS20 1DS



- ▲ Opposite the iconic Duck Pond in the heart of Norton Village
- ▲ Beautifully presented period cottage full of character
- ▲ Ready to move straight into
- ▲ Two generous double bedrooms
- ▲ Stylish breakfast kitchen
- ▲ Ideal for first-time buyers, professionals or investors
- ▲ Cafés, bars, restaurants and independent shops on the doorstep
- ▲ No onward chain
- ▲ A true "chocolate box" cottage in an exceptional village setting

£195,000

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Whether you're buying your first home, looking for the perfect lock-up-and-leave, searching for an attractive rental investment or simply wanting to enjoy village life without compromise, this charming cottage offers the ideal balance of character and practicality. Having been thoughtfully updated, it's ready to move straight into, allowing you to spend more time enjoying Norton rather than renovating.

The welcoming living room provides a cosy retreat after an evening in one of the nearby restaurants or wine bars, while the stylish breakfast kitchen is the perfect place to start the day before strolling across the High Street for a mooch or meeting friends. Upstairs, two generous double bedrooms offer comfortable, versatile accommodation for professionals, couples, guests or those working from home, complemented by a modern family bathroom.

Properties in this position rarely become available. With the picturesque Duck Pond opposite, excellent transport links, boutique shops, cafés, bars and restaurants just moments away, this is an opportunity to embrace one of Teesside's most desirable village lifestyles from a home that's every bit as charming as its surroundings.

GROUND FLOOR

LIVING ROOM - 5.03m x 3.66m (16'6" x 12')

Staircase to the first floor, built-in cupboard to alcove and cupboard under stairs, laminate flooring, twin radiator and window to the front aspect.

BREAKFAST KITCHEN - 4.11m x 3.5m (max) (13'6" x 11'6" (max))

Modern shaker units with complementary worktops incorporating a high level oven, fitted gas hob, space and plumbing for washing machine, stainless steel sink and drainer unit with mixer tap, laminate flooring, radiator, skylight and window and stable door to the rear courtyard.

FIRST FLOOR

LANDING

With window to the rear aspect.

TO VIEW: Tel: 01642 355000

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

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BEDROOM ONE - 3.7m x 3.38m (max) (12'2" x 11'1" (max))

With window to the front aspect, radiator, storage to alcove, cupboard over stairs and original cast iron fire grate with oak mantel.

BEDROOM TWO - 3.25m x 2.95m (10'8" x 9'8")

With window to the front aspect, single radiator and picture rail.

BATHROOM - 2.44m x 1.73m (8' x 5'8")

With stained glass window to the rear aspect, vanity unit with cabinet below, low level WC with hidden cistern, side panelled bath with shower over and single radiator.

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.

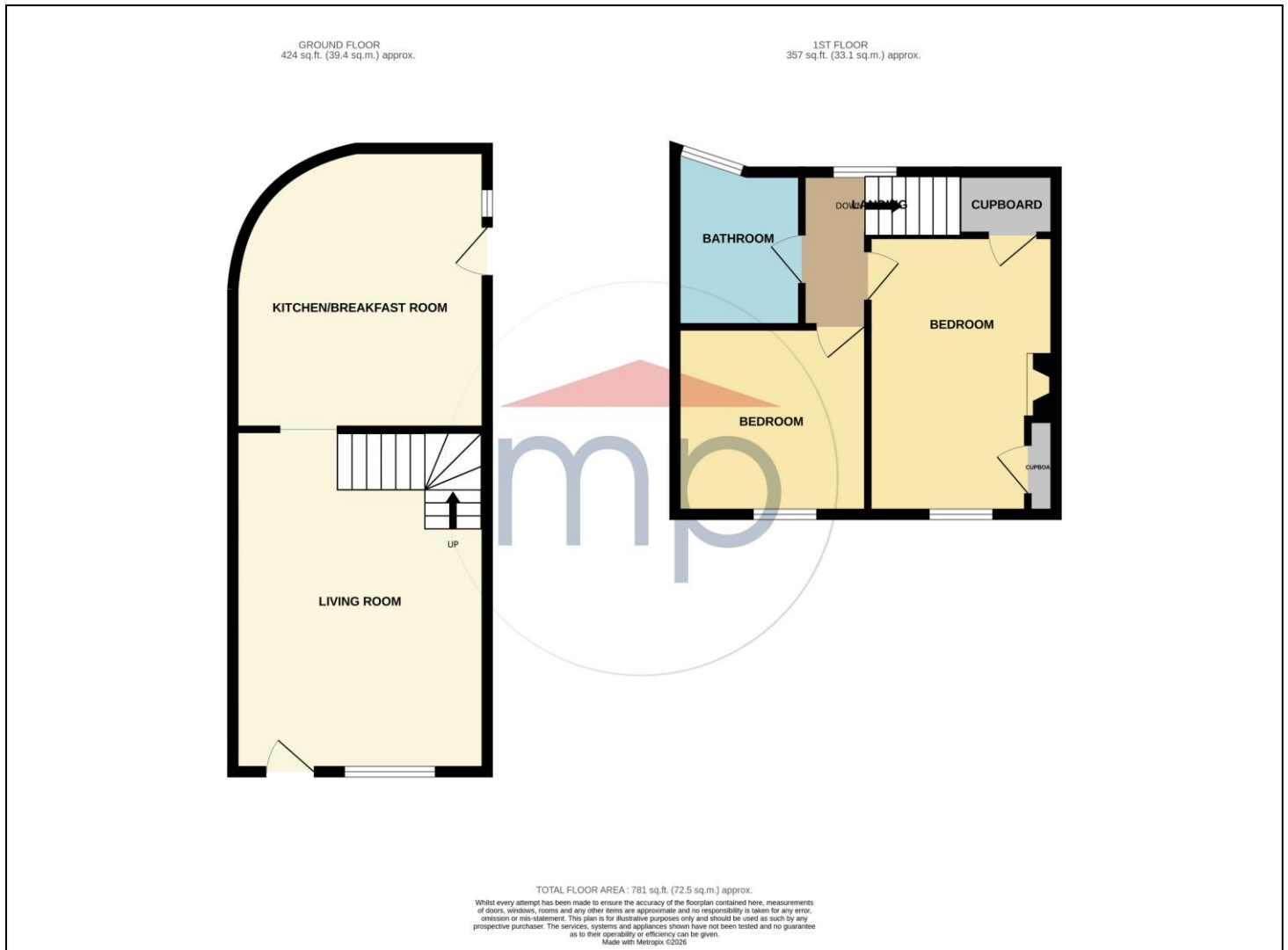
AGENTS REF: - LJ/LS/STO260426/14072026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: 01642 355000





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