

MOWBRAY ROAD, NORTON, STOCKTON-ON-TEES, TS20 2PZ



- ▲ No Onward Chain
- ▲ Walking distance to Norton High Street and duck pond
- ▲ Newly fitted contemporary kitchen
- ▲ Spacious bay-fronted living room
- ▲ Conservatory overlooking the garden
- ▲ Private west-facing rear garden with leafy backdrop
- ▲ Three bedrooms, first floor bathroom and ground floor WC
- ▲ Ideal first home or investment purchase

£120,000

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Picture yourself starting the day with a stroll into the heart of Norton High Street for fresh coffee, brunch or a catch-up with friends before wandering home to enjoy the afternoon sunshine in your own private, west-facing garden. This is a home that offers not only comfort, but a lifestyle centred around one of the area's most sought-after village locations.

Offered to the market with no onward chain, this bright and airy three-bedroom home is ready for its next chapter. Whether you're stepping onto the property ladder, looking for a home close to Norton's vibrant café culture or searching for a solid investment, this property combines convenience with everyday enjoyment.

The spacious bay-fronted living room provides a welcoming place to relax after work, while the newly fitted kitchen offers a fresh, contemporary space for everything from weekday breakfasts to cooking with friends. Beyond, the conservatory creates a versatile second reception area—ideal as a dining room, garden room or home office—with views across the garden and direct access outside.

The private west-facing rear garden enjoys a leafy backdrop, creating a peaceful setting where you can make the most of long summer evenings, entertain family and friends or simply unwind in the sunshine after a busy day.

Upstairs are three well-proportioned bedrooms and a family bathroom, offering flexibility for first-time buyers, young families or those needing space to work from home.

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

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GROUND FLOOR

ENTRANCE HALL

LIVING ROOM - 4.60m (15'1") x 3.73m (12'3") into bay

KITCHEN - 4.62m x 2.21m (15'2" x 7'3")

CONSERVATORY - 2.39m x 2.51m (7'10" x 8'3")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 4.34m x 3.00m (14'3" x 9'10")

BEDROOM TWO - 3.02m (9'11") x 3.02m (9'11") into recess

BEDROOM THREE - 2.11m x 1.60m (6'11" x 5'3")

BATHROOM

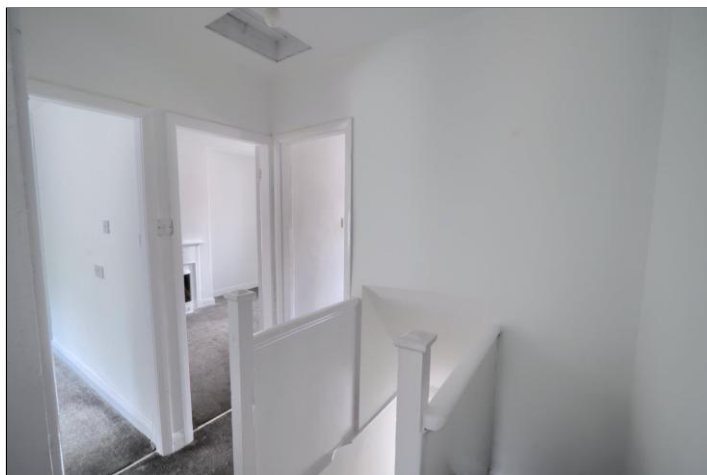
BUYERS IDENTIFICATION CHECK(S)

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/STO260444/16072026

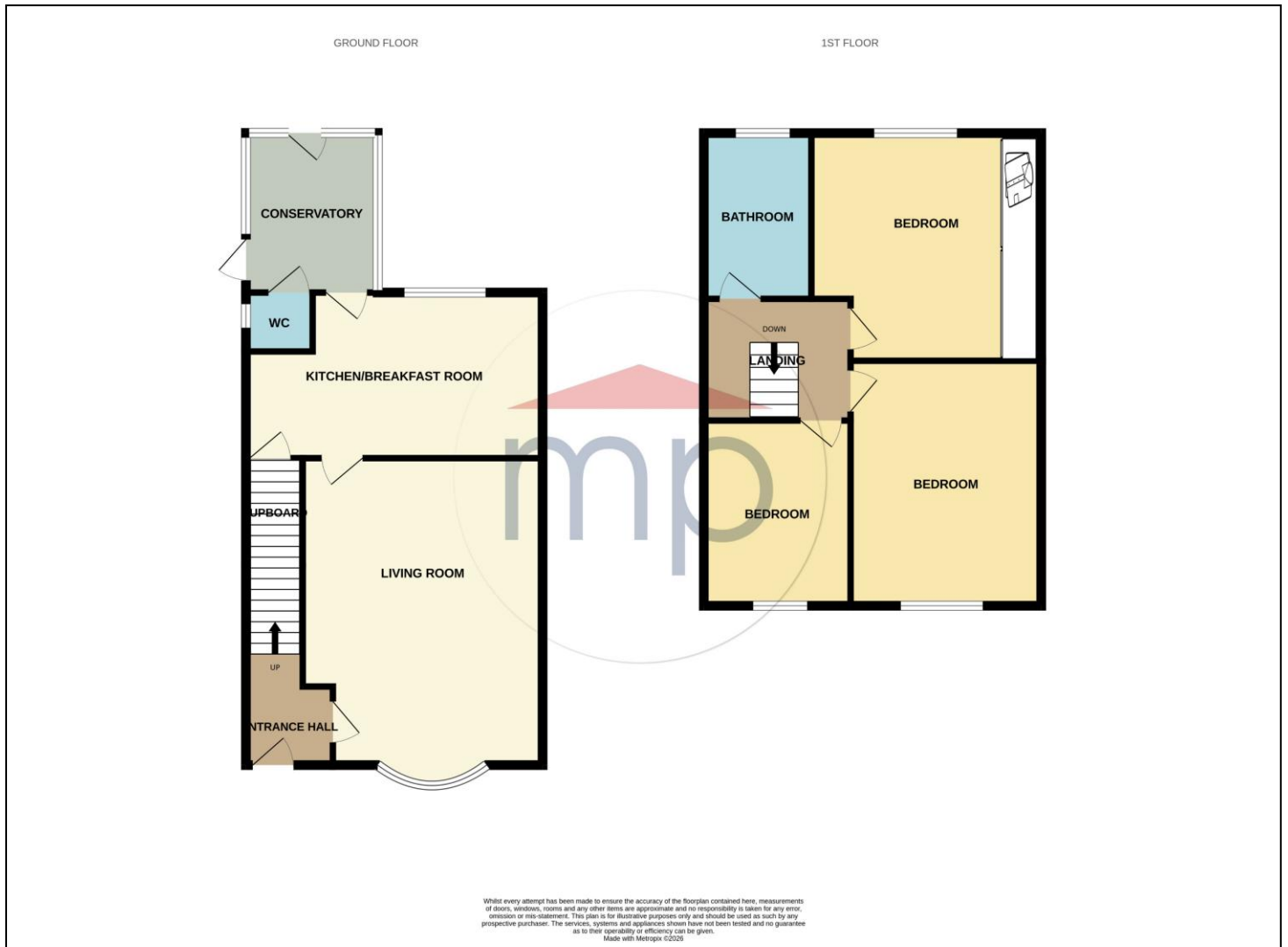
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Stockton office on
Tel: 01642 355000

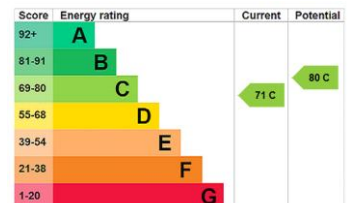


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