



## 4 bed terraced house to buy in

Billingham Road, Norton,  
Stockton-on-Tees, Durham, TS20 2SW

# £165,000

 x 4  x 2  x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ GREAT LOCATION
- ✓ NO ONWARD CHAIN
- ✓ SPACIOUS THROUGHOUT
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Charlotte Kitching  
Branch Manager  
Norton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Positioned just a stone's throw from Norton High Street, with its vibrant mix of independent shops, popular bars, cafés and eateries, this spacious period home places everything you could need right on your doorstep, whilst still enjoying a sense of privacy and kerb appeal.

Elevated from the street behind a beautiful front garden and approached by steps leading to the entrance, this charming home immediately captures the character and elegance expected from a property of its era.

Stepping inside, the welcoming vestibule opens into a traditional hallway complete with ceiling arch detailing and staircase rising to the first floor, setting the tone for the accommodation beyond.

The bay-fronted living room is particularly inviting, featuring a beautiful fireplace, deep coving and a tasteful traditional colour palette that enhances the warmth and charm of the room. A second reception room provides excellent versatility and would make an ideal dining room, sitting room or even a home office depending on your needs.

The kitchen is packed with personality and style, centred around a striking Rangemaster cooker with extractor hood above. An inset Belfast sink, freestanding storage units with butcher's block style work surfaces and a stunning larder cupboard all combine to create a kitchen full of character and practicality. To the side of the kitchen, a garden room offers additional space and opens out onto the generous rear yard and leads to the downs stairs Cloakroom / W.C.

To the first floor, the spacious landing leads to the bedrooms and family bathroom. The fourth bedroom benefits from a staircase leading up into the loft space, ideal for storage or occasional use.

Externally, the property enjoys a good size rear yard, providing plenty of outdoor space to relax or entertain.

A fantastic period home brimming with charm, character and generous living space, all within easy reach of Norton High Street. Early viewing is strongly advised through our Norton team.

Council Tax Band: B

Tenure: Freehold

Price: £165,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

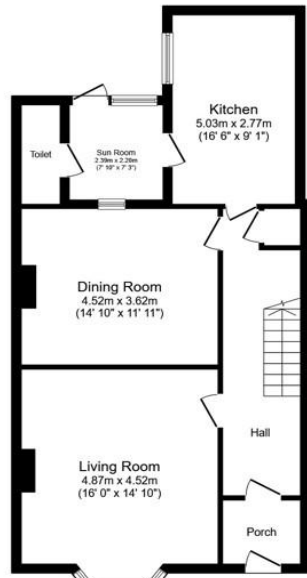
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

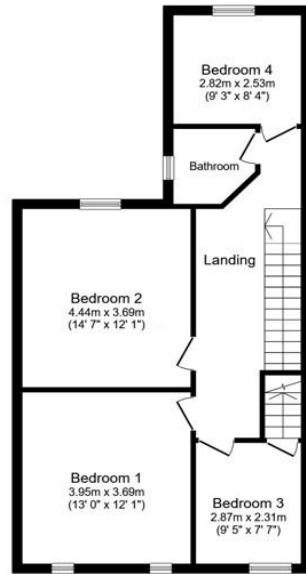
Air conditioning: No

Mobile signal coverage: Good



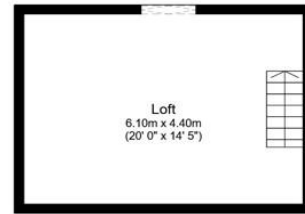
**Ground Floor**

Floor area 70.8 sq.m. (762 sq.ft.)



**First Floor**

Floor area 62.8 sq.m. (676 sq.ft.)



**Second Floor**

Floor area 26.9 sq.m. (289 sq.ft.)

**Total floor area: 160.5 sq.m. (1,727 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Billingham Road, Norton, Stockton-on-Tees, Durham, TS20 2SW

Contact your local branch today for more information on this property:

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norton@pattinson.co.uk, www.pattinson.co.uk**

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