



### 3 bed semi-detached house to buy in TS20

Pulford Road, Stockton-on-Tees, Durham, TS20 1QY

# £210,000

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ NO ONWARD CHAIN
- ✓ GREAT LOCATION
- ✓ IDEAL FAMILY HOME
- ✓ OPEN PLAN LIVING
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ 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

01642 363345  
norton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated within a popular and highly desirable residential area, this spacious family home enjoys a convenient position close to a range of local amenities and offers larger-than-average accommodation throughout, making it an ideal choice for growing families seeking room to live, relax and entertain.

The property is approached via a predominantly low-maintenance block-paved frontage, providing off-street parking for two vehicles and leading to the attached garage, which benefits from a roller door, power and lighting.

Upon entering, a welcoming entrance porch provides the perfect space for coats and shoes, whilst a convenient ground floor cloakroom/WC adds practicality for modern family living. The generous living room is a superb space to unwind and flows effortlessly into the open-plan dining area, where French doors open onto the rear garden, allowing natural light to flood the space.

The sense of space continues into the recently fitted kitchen and breakfast area. Beautifully appointed, it features an excellent range of wall, base and drawer units complemented by extensive work surface space. Integrated appliances include a stainless steel sink and drainer, fitted hob with splashback and extractor hood, and an eye-level double oven. There is ample room for a fridge freezer, washing machine and tumble dryer, while three built-in pantry/storage cupboards provide exceptional storage solutions. A door from the kitchen offers direct access to the rear garden.

To the first floor, the property boasts three well-proportioned bedrooms, all benefiting from fitted or built-in wardrobes. The contemporary family bathroom is fitted with a double-length shower cubicle, wash hand basin with vanity storage and modern finishes. The landing enjoys a window providing natural light, loft access and an additional storage cupboard.

Externally, the rear garden provides an attractive outdoor space to enjoy throughout the seasons, featuring a patio seating area, lawn and well-stocked borders.

Offering generous living accommodation both inside and out, this impressive home is perfectly suited to families looking for a property with space to grow into and enjoy for years to come.

Early viewing is highly recommended. Contact our Norton team today to arrange your appointment.

Council Tax Band: C

Tenure: Freehold

Price: £210,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Accommodation

---

### Living Room

7.90m x 4.77m (25'11" x 15'7")



### Dining Room



### Kitchen

5.32m x 4.30m (17'5" x 14'1")



### Bedroom 1

4.16m x 3.03m (13'7" x 9'11")



### Bedroom 2

3.78m x 3.16m (12'4" x 10'4")



## Bedroom 3

3.22m x 2.64m (10'6" x 8'7")



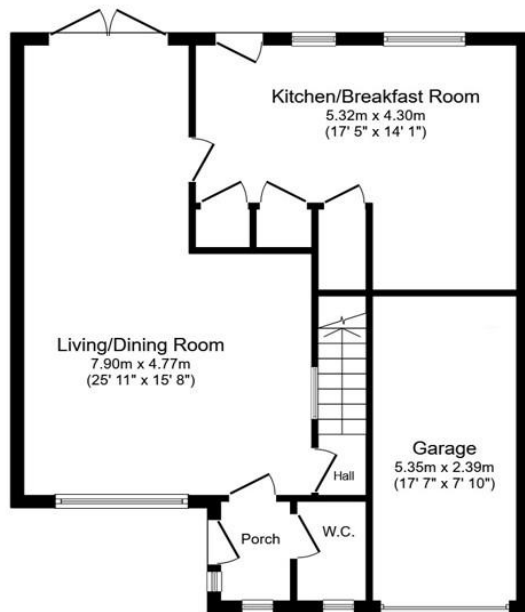
## Shower Room

2.41m x 1.93m (7'10" x 6'3")

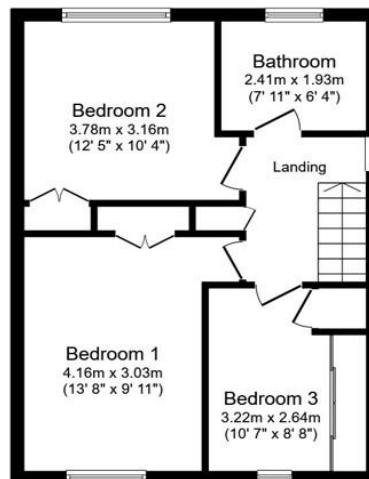


## Rear Garden





Ground Floor



First Floor

Total floor area: 118.3 sq.m. (1,274 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>		84
(69-80) <b>C</b>	70	
(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	

Pulford Road, Stockton-on-Tees, Durham, TS20 1QY

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

**4a High Street, Norton, Stockton-on-Tees, Durham, TS20 1DN, Tel: 01642 363345,  
norton@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

