



## 1 bed semi-detached bungalow to buy in TS20

Costain Grove, Norton, Stockton-on-Tees, Durham, TS20 1JW

**£85,000** Starting Bid

 x1  x1  x1

Tenure

**Freehold**

## Property features

-  AUCTION SALE
-  TERM AND CONDITIONS APPLY
-  NO ONWARD CHAIN
-  MODERN KITCHEN
-  EPC Rating E

On Street parking

## Key Information

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

## Arrange a viewing

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Branch Manager  
Norton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered for sale via Pattinson Auction, this semi-detached bungalow presents an excellent opportunity for buyers seeking a straightforward and secure purchase, with auction terms and conditions applying. The auction process provides added peace of mind for the successful bidder, with the property reserved once the sale is agreed, helping to minimise delays and uncertainty often associated with a traditional sale.

Situated within a popular residential area of Norton, the property is ideally placed for easy access to a range of local amenities including Norton High Street and the ever-popular Village Green. Externally, the bungalow is approached by a front garden, while a driveway to the side provides useful off-street parking.

Stepping into the property from the side entrance, you are welcomed into a central hallway which provides access to all rooms and creates a practical flow throughout the bungalow. The living room offers a comfortable and inviting space to relax, with pleasant natural light adding to the cosy feel of the home. Positioned just off the hallway, the modern fitted kitchen has been thoughtfully updated and provides ample storage and workspace, making it well suited for day-to-day living.

The bedroom is a well-proportioned double room complete with fitted wardrobes, allowing for excellent storage while maintaining a clean and uncluttered feel. The modern shower room has also been upgraded and features a contemporary suite designed with convenience and low maintenance in mind. Further benefits include UPVC double glazing and electric heating.

To the rear is a low maintenance garden space, offering somewhere to sit and enjoy the outdoors without the upkeep of a larger garden, ideal for those seeking an easier lifestyle or part-year occupation.

A property ready to move straight into, being sold through auction to provide buyers with a faster and more secure route to purchase. Early viewing is highly recommended, contact our Norton team today to arrange yours.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Semi-detached Bungalow

Parking: On Street

Heating: Electric

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Living Room

4.09m x 3.15m (13'5" x 10'4")



### Kitchen

2.78m x 1.79m (9'1" x 5'10")



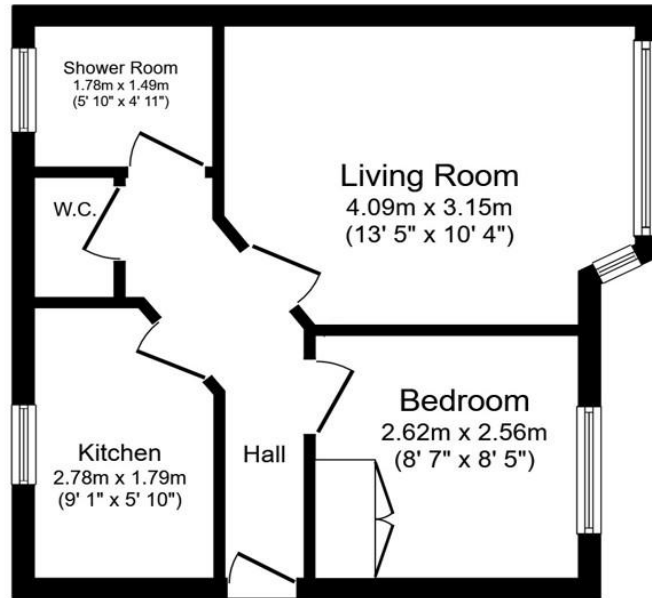
### Bedroom 1

2.62m x 2.56m (8'7" x 8'4")



### Shower Room





Floor Plan

Total floor area: 32.8 sq.m. (353 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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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

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

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