



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

Milburn Crescent, Norton,  
Stockton-on-Tees, Durham, TS20 2DN

**£120,000** Offers Over

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ GREAT PRESENTATION
- ✓ OPEN PLAN LIVING ROOM
- ✓ POPULAR LOCATION
- ✓ TWO SPACIOUS BEDROOMS
- ✓ EPC Rating D

## Key Information

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

## Description

Turn-key semi-detached home with driveway & generous rear garden – ideal for first-time buyers, families or downsizers alike.

Beautifully presented throughout, this modern semi-detached property is a real sure-fire winner for buyers seeking a home they can move straight into. Benefiting from off-street parking and a wonderfully sized rear garden, this superb home is perfectly positioned between Stockton and Norton High Streets, placing a wide range of amenities, schools and transport links right on your doorstep.

The internal accommodation briefly comprises: entrance porch – ideal for coats and shoes – leading into the hallway with staircase to the first floor. The open-plan living and dining room creates a bright and spacious setting, perfect for both relaxing and entertaining and has French doors to the rear. The kitchen is fitted with contemporary wall, base and drawer units and is complete with integrated hob and oven.

To the first floor are two well-proportioned bedrooms and a modern bathroom fitted with a stylish white suite, including the shower over the bath.

Externally, the property offers driveway parking to the front, while to the rear lies a delightful garden – generously sized and perfect for those with green fingers or anyone who enjoys outdoor entertaining.

An excellent opportunity to secure a modern home in a convenient location – early viewing is highly recommended.

Call our Norton team today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £120,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Accommodation

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### Living Room

6.81m x 3.79m (22'4" x 12'5")

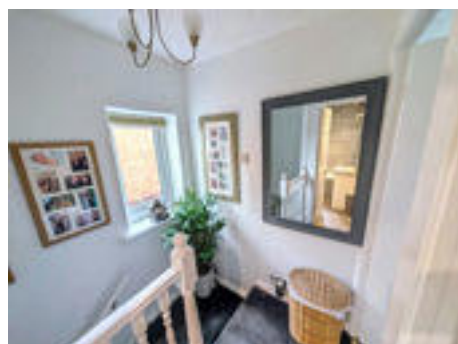


### Kitchen

3.14m x 2.11m (10'3" x 6'11")



### Landing



### Bedroom 1

4.75m x 3.20m (15'7" x 10'5")



### Bedroom 2

3.12m x 2.97m (10'2" x 9'8")



## Bathroom



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## Rear Garden

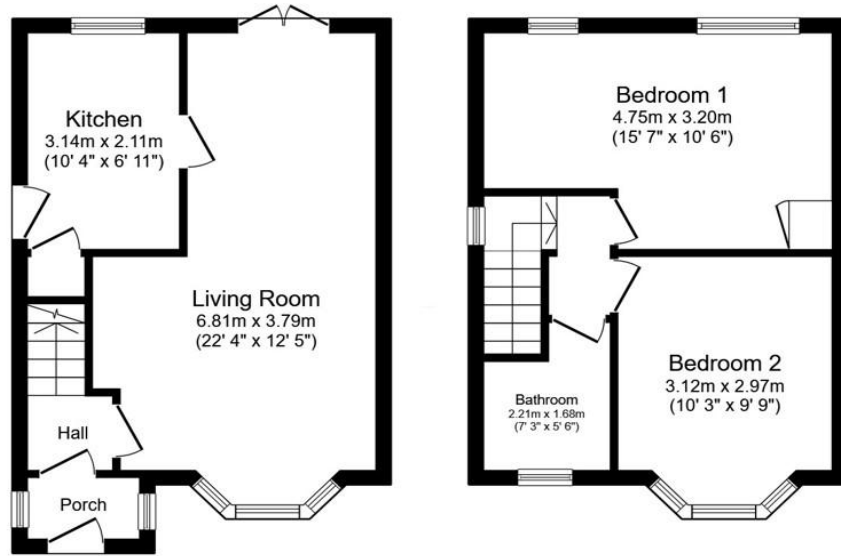


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## Rear Aspect



31 Milburn Crescent, Norton, TS20 2DN



**Ground Floor**  
Floor area 33.3 sq.m. (359 sq.ft.)

**First Floor**  
Floor area 31.7 sq.m. (342 sq.ft.)

**Total floor area: 65.1 sq.m. (700 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>		72
(55-68) <b>D</b>	65	
(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	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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