



## 2 bed terraced house to buy in

Mowbray Road, Norton, Stockton-on-Tees,  
Durham, TS20 2PY

**£85,000**

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ IDEAL FIRST HOME
- ✓ TWO RECEPTION ROOMS
- ✓ TWO BEDROOMS
- ✓ MODERN KITCHEN
- ✓ EPC Rating D

On Street parking

## 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

Set within a popular and well-established residential area, this attractive home presents an outstanding opportunity for both first-time buyers and savvy investors alike. Perfectly positioned within easy reach of the vibrant High Streets of Stockton and Norton, renowned for their trendy bars, independent eateries and lively atmosphere, the location offers the perfect balance of convenience and lifestyle.

Step inside and you are welcomed via an entrance vestibule leading into the hallway, setting the tone for the space beyond. The ground floor unfolds into a generous open-plan living and dining area, a superb space for both relaxing and entertaining. Bathed in natural light, the dining area benefits from French doors opening out to the rear, seamlessly connecting indoor and outdoor living. The modern fitted kitchen is thoughtfully designed, offering both style and practicality for everyday use.

To the first floor, the accommodation continues to impress. A well-proportioned landing leads to two excellent bedrooms, with the principal bedroom spanning the full width of the property, creating a spacious and comfortable retreat. The second bedroom is also a generous double, while the family bathroom is positioned to the rear and fitted with a white suite.

Externally, the property boasts a good-sized rear yard, offering fantastic potential to create a private outdoor haven tailored to your taste.

Combining space, location and potential, this is a home that truly ticks the boxes. Early viewing is highly recommended—contact our Norton team today to arrange your appointment.

Council Tax Band: A

Tenure: Freehold

Price: £85,000

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

## Accommodation

---

### Living Room

3.84m x 3.36m (12'7" x 11'0")



### Dining Room

4.15m x 3.36m (13'7" x 11'0")



### Kitchen

4.54m x 1.94m (14'10" x 6'4")



### Bedroom 1

4.41m x 3.83m (14'5" x 12'6")



### Bedroom 2

4.18m x 2.37m (13'8" x 7'9")



## Bathroom

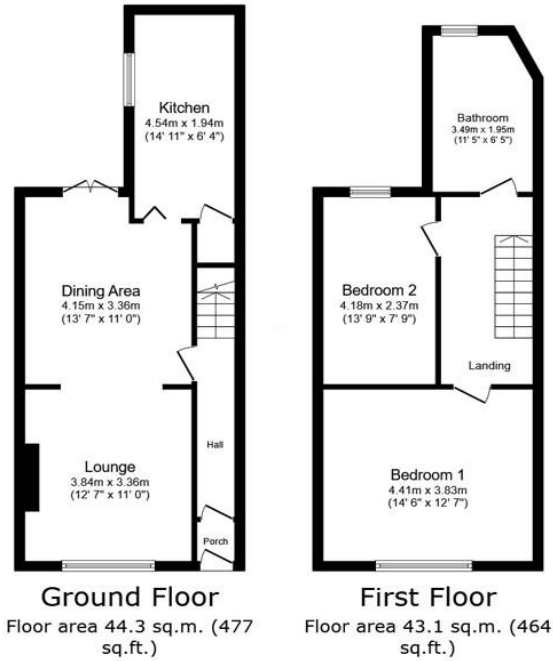
3.49m x 1.95m (11'5" x 6'4")



---

## Rear Yard





Total floor area: 87.4 sq.m. (941 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>			77
(55-68) <b>D</b>	66		
(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	

Mowbray Road, Norton, Stockton-on-Tees, Durham, TS20 2PY

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/>

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.

