



Smith & Friends are delighted to market this mature family home located off Junction Road, Norton. This property offers space throughout over three floors and has fantastic views overlooking the cricket club to the rear.

Comprising of an entrance hallway, open plan lounge/diner and fitted kitchen on the ground floor. The first floor offers a family bathroom with underfloor heating, three bedrooms and stairs leading up to the top level. The upper level has a bedroom and a modern ensuite with shower facilities. The third floor bedroom with an en-suite bathroom can be used as a study which is its current use. External: Garage, driveway and rear garden mainly laid to lawn. Location: Situated off Junction Road the property is close to schools, shops, local amenities. Please call Smith & Friends to arrange a viewing 01642 607555.

**Northumberland Grove, Stockton-On-Tees, TS20 1PB**

**3 Bedroom - House - Semi-Detached**

**Offers In Excess Of £245,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: C**





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**Entrance Hallway**

Carpet flooring, understairs cupboard, entrance door and 1 x radiator.

**Lounge/Diner**

Carpet flooring, 1 x front bay double glazed window, 2 x radiators, rear double glazed patio doors and internal stained glass door.

**Kitchen**

1 x rear double glazed window, 1 x side double glazed window, breakfast bar/seating area, 1 x radiator and 1 x side double glazed door to rear garden.



**Landing One**

Carpet flooring, 1 x side double glazed window and stairs to upper level.

**Bathroom**

1 x rear double glazed window, 1 x side window, w/c, wash hand basin, flooring, 1 x radiator, bath, shower, underfloor heating, part tiled and spot lights.



**Bedroom**

1 x front bay double glazed window, carpet flooring and 1 x radiator.

**Bedroom**

1 x rear double glazed window, carpet flooring, 1 x radiator and fireplace.

**Bedroom**

1 x front double glazed window, carpet flooring and 1 x radiator.



**Landing Two**

Carpet flooring and 1 x side double glazed window.

**Bedroom/Office**

Carpet flooring, 1 x front double glazed window and access to ensuite.

**Ensuite**

1 x rear double glazed window, w/c, wash hand basin, 1 x radiator and shower cubicle.



**External**


Garage, driveway, enclosed rear garden mainly laid to lawn.







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
01642 607555

[stockton@smith-and-friends.co.uk](mailto:stockton@smith-and-friends.co.uk)

[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



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