



### 3 bed terraced house to buy in

Derwent Street, Norton, Norton, Stockton  
On Tees, TS20 2BZ

# £97,000

🏠 x3 🚿 x2 🚻 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ NO ONWARD CHAIN
- ✓ IDEAL FIRST HOME
- ✓ TWO RECEPTION ROOMS
- ✓ THREE UNIQUELY-DESIGNED BEDROOMS
- ✓ EPC Rating D

## Key Information

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

## Description

Ideally positioned between the heart of Stockton High Street and the increasingly popular Norton High Street, this well-presented home offers a fantastic opportunity for both first-time buyers and investors alike.

With spacious accommodation throughout, the property welcomes you via a vestibule into a hallway that leads to two generous reception rooms, one of which could easily serve as a fourth bedroom, offering flexibility to suit a variety of living arrangements. The bay-fronted lounge is bright and open plan, flowing seamlessly into the dining area with direct access to a low-maintenance rear yard designed for relaxation and entertaining.

The modern kitchen is both practical and stylish, offering excellent storage and access to a contemporary ground floor bathroom.

Upstairs, the first floor boasts a light and airy landing, a spacious principal bedroom stretching the full width of the house, a well-proportioned second bedroom, and a third bedroom is to the rear. The first floor also benefits from a beautifully finished shower room with modern fixtures and striking metro tiling. Outside, the rear yard is a real feature with decking, patio space, and built-in storage, making it a perfect spot for summer evenings or weekend gatherings.

Offered with no onward chain, this attractive and versatile home is sure to generate strong interest. Contact our Norton team today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £97,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

---

### Living Room

3.68m x 3.58m (12'0" x 11'8")



### Dining Room

3.68m x 3.59m (12'0" x 11'9")



### Kitchen

4.40m x 1.95m (14'5" x 6'4")

### Bathroom

2.31m x 1.91m (7'6" x 6'3")

### Bedroom 1

4.50m x 3.58m (14'9" x 11'8")

### Bedroom 2

3.46m x 2.92m (11'4" x 9'6")

### Bedroom 3

2.44m x 2.06m (8'0" x 6'9")



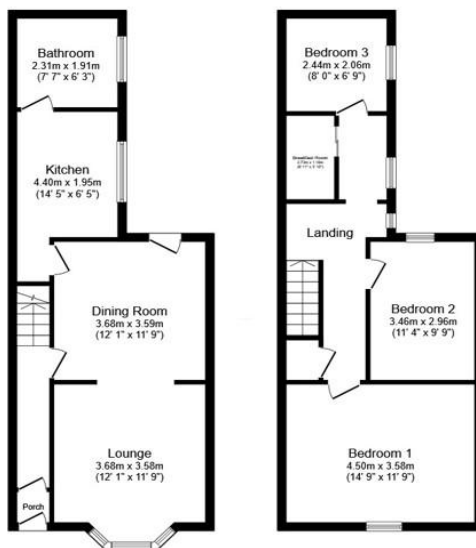
### Shower Room

2.78m x 1.18m (9'1" x 3'10")

## Rear Yard



17 Derwent Street, Stockton-on-Tees, TS20 2BZ



**Ground Floor**  
Floor area 48.5 sq.m. (522 sq.ft.)

**First Floor**  
Floor area 47.7 sq.m. (513 sq.ft.)

**Total floor area: 96.1 sq.m. (1,035 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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	

Derwent Street, Norton, Norton, Stockton On Tees, TS20 2BZ

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.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.

