



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

Collins Avenue, Norton, Stockton-on-Tees, Durham, TS20 2QY

**£155,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ POPULAR RESIDENTIAL AREA
- ✓ NEW ROOF
- ✓ OPEN PLAN LOUNGE AND DINING
- ✓ WELL PRESENTED THROUGHOUT
- ✓ EPC Rating D

## Key Information

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

## Description

Situated in a popular Norton location on Collins Avenue, TS20, this attractive three-bedroom semi-detached home comes to the market offering an excellent opportunity for first-time buyers and growing families alike. Set just a short stroll from the vibrant High Street, residents will benefit from easy access to a range of local shops, cafés and everyday amenities.

The accommodation is well-presented throughout and begins with an inviting entrance hallway featuring a turning staircase to the first floor. The open-plan lounge and dining area provides a generous and sociable living space, further enhanced by a bright garden room overlooking the rear garden, ideal for relaxing or entertaining.

A recently fitted kitchen offers a modern selection of units, work surfaces and integrated oven and hob, making it a practical space for day-to-day use.

To the first floor, there are two well-proportioned bedrooms, along with a versatile box room, perfect as a nursery or home office. The contemporary bathroom is fitted to a good standard, featuring a double shower cubicle, wash hand basin and WC.

Externally, the property boasts an imprinted concrete driveway providing ample off-street parking, extending along the side of the house. The rear garden is tiered with decking and patio areas, offering plenty of outdoor space to enjoy. A block-built detached garage sits to the rear, ideal for storage, a workshop or even a home gym.

A big benefit of this home is the brand new roof.

This well-located home offers a superb blend of comfort, practicality and potential. Early viewing is strongly advised to appreciate everything this property has to offer.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £155,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Entrance Hall



### Living Room

7.46m x 3.64m (24'5" x 11'11")



### Dining Room



### Garden Room

3.60m x 2.82m (11'9" x 9'3")



### Kitchen

2.87m x 2.25m (9'4" x 7'4")



## Bedroom 1

4.12m x 3.12m (13'6" x 10'2")



## Bedroom 2

3.65m x 3.17m (11'11" x 10'4")



## Bathroom

2.41m x 2.38m (7'10" x 7'9")



## Bedroom 3



## Rear Garden



## Rear Aspect



21 Collins Avenue, Stockton-on-Tees, TS20 2QY



Total floor area: 101.3 sq.m. (1,091 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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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:

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