



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

Protear Grove, Norton, Stockton-on-Tees, Durham, TS20 1JR

# £175,000

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ POPULAR LOCATION
- ✓ NO ONWARD CHAIN
- ✓ MODERN BATHROOM
- ✓ MODERN KITCHEN
- ✓ 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

Occupying a sought-after position within a well-established residential area, this beautifully presented semi-detached bungalow offers stylish, versatile accommodation that is ready to move straight into. Ideal for a range of buyers, from those looking to downsize without compromise to families seeking flexible living space, this is a home that delivers far more than first impressions suggest.

Set behind a well-maintained front garden with a private driveway, the property immediately creates an inviting approach. Stepping inside, the welcoming entrance hall gives access to the thoughtfully arranged accommodation. The bay-fronted lounge is a particularly impressive space, filled with natural light and enhanced by a contemporary media wall with built-in fire, creating a cosy yet modern focal point.

The fitted kitchen has been designed with practicality in mind, while the dining room provides an excellent additional reception area, perfect for family meals or entertaining guests. Also to the ground floor is a spacious bedroom and a stylish bathroom finished with a contemporary suite.

A fixed staircase rises from the dining room to an impressive loft bedroom, offering a fantastic degree of flexibility. Whether utilised as a principal bedroom, guest suite, hobby room or home office, this additional space adds greatly to the appeal of the home.

Further benefits include UPVC double glazing and gas central heating via a combination boiler, ensuring comfort and efficiency throughout the seasons.

To the rear, the property enjoys a lovely southerly facing garden, providing an ideal setting for relaxing, entertaining and making the most of the warmer months.

Conveniently positioned close to local amenities, transport links and everyday conveniences, this outstanding bungalow combines comfort, flexibility and location to create a home that will appeal to a wide range of buyers.

Council Tax Band: B

Tenure: Freehold

Price: £175,000

Property Type: Semi-detached Bungalow

Parking: Driveway

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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### Living Room

5.01m x 3.61m (16'5" x 11'10")



### Kitchen

3.90m x 3.07m (12'9" x 10'0")

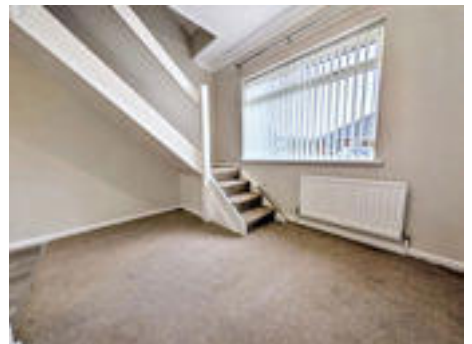


### Bedroom 1

3.81m x 3.61m (12'6" x 11'10")

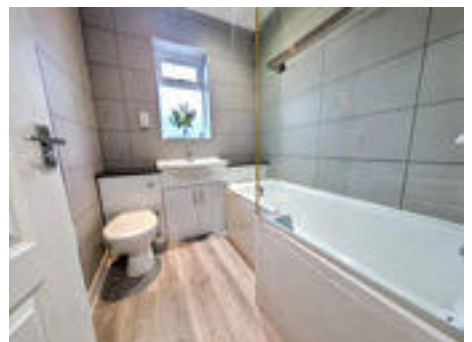


### Dining Room



### Bathroom

2.16m x 1.82m (7'1" x 5'11")



## Loft room

5.24m x 4.18m (17'2" x 13'8")



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## Rear garden





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. 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. Made with Neotoma 1/2020

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(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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