



### 3 bed detached house to buy in

Southfield Crescent, Norton,  
Stockton-on-Tees, Durham, TS20 2ET

**£150,000**

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ IDEAL FIRST TIME HOME
- ✓ POPULAR LOCATION
- ✓ DRIVEWAY AND DOUBLE GARAGE
- ✓ OPEN PLAN LOUNGE AND DINING
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Perfectly placed to enjoy the vibrant, tree-lined High Street with its popular bars, restaurants and boutique shops, this detached residence offers generous living space both inside and out.

Set back from the road, the property is approached via a private driveway leading to a double garage, with neat gardens to the front and side. Step through the entrance porch, ideal for coats and shoes—and into the spacious living room, a bright and airy setting enhanced by an open staircase and flowing seamlessly into the dining area, creating an inviting open-plan feel.

The stylish kitchen offers a well-planned range of units and work surfaces, incorporating a sink/drainage, built-in hob with oven beneath and an extractor hood above.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary, fully tiled bathroom complete with a three-piece suite and separate shower cubicle.

Outside, the gardens wrap neatly around the front and side, providing pleasant space to relax or personalise.

An ideal choice for first-time buyers or a growing family alike.

Contact our Norton team today to arrange your viewing.

Council Tax Band: C

Tenure: Freehold

Price: £150,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Living Room

4.60m x 4.28m (15'1" x 14'0")



## Dining Room

5.42m x 2.62m (17'9" x 8'7")



## Kitchen

4.28m x 2.41m (14'0" x 7'10")



## Bedroom 1

4.28m x 2.66m (14'0" x 8'8")



## Bedroom 2

3.40m x 2.31m (11'1" x 7'6")



## Bedroom 3

3.75m x 2.97m (12'3" x 9'8")



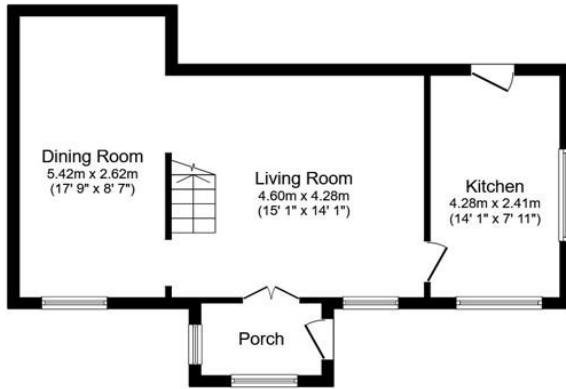
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## Bathroom

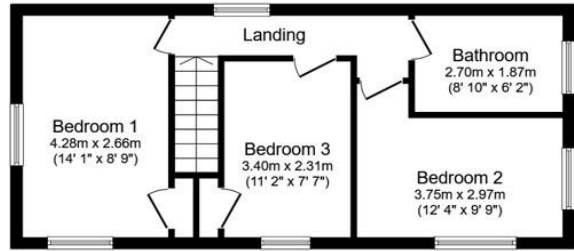
2.70m x 1.84m (8'10" x 6'0")



1A Southfield Crescent, Stockton-on-Tees, TS20 2ET



**Ground Floor**  
Floor area 48.4 sq.m. (521 sq.ft.)



**First Floor**  
Floor area 42.0 sq.m. (452 sq.ft.)

**Total floor area: 90.4 sq.m. (973 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>                                   | 72                         | 79        |
| (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, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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