



Darlington Lane  
Norton, Stockton-On-Tees

£200,000  
ENERGY RATING: C-72

Located just a short walk to Norton High Street, the duck pond and village Green, we are delighted to offer this spacious four double bedroom family home. The property requires some modernisation but benefits from a Worcester combi boiler and recent UPVC double glazing. The accommodation comprises; entrance hall, lounge, dining room, kitchen, cloaks/WC, four first floor double bedrooms and a family bathroom. There is a walled front garden with driveway, garage and an enclosed South facing rear garden. No Forward Chain!! Energy Rating: C72. Council Tax Band: C (£2,178.82 ).





- Spacious Semi-detached House • Four Double Bedrooms • Two Reception Rooms • Gardens, Drive & Garage • Close to High Street, Duck Pond & Green

### Entrance Hall

UPVC entrance door with feature leaded light, staircase to first floor, understair meter cupboard and a radiator.

### Lounge

**3.40m x 4.55m (11'1" x 14'11")**

Side & rear aspect UPVC double glazed windows and a radiator.

### Dining Room

**2.63m x 3.02m (8'7" x 9'10")**

Front aspect UPVC double glazed window and a radiator.

### Kitchen

**2.76m x 3.03m (9'0" x 9'11")**

Rear aspect UPVC double glazed window and door to garden. A range of base & wall units with rolled worksurfaces incorporating a stainless steel sink & mixer, gas hob with oven below & stainless steel extractor hood over. Washing machine, fridge/freezer and a concealed Worcester combi boiler.

### Cloaks/WC

Front aspect UPVC double glazed window, pedestal wash basin with tiled splashbacks, low level WC and a radiator.

### First Floor Landing

Spindle staircase and access to loft.

### Bedroom One

**3.40m x 4.54m (11'1" x 14'10")**

Rear aspect UPVC double glazed window and a radiator.

### Bedroom Two

**4.83m x 2.54m (15'10" x 8'3")**

Front aspect UPVC double glazed window, built-in wardrobe & cupboard, and a radiator.

### Bedroom Three

**2.88m x 3.14m (9'5" x 10'3")**

Front aspect UPVC double glazed window and a radiator.

### Bedroom Four

**2.53m x 3.15m (8'3" x 10'4")**

Rear aspect UPVC double glazed window and a radiator.

### Bathroom

Front aspect UPVC double glazed window, panel enclosed bath with thermostatic mixer shower over, pedestal wash basin, low level WC, part tiled walls and a radiator.

### Externally

There is a walled garden to the front of the property with a driveway providing off-street parking and leads to a garage with up & over door. To the rear is an enclosed, South facing, lawned garden.

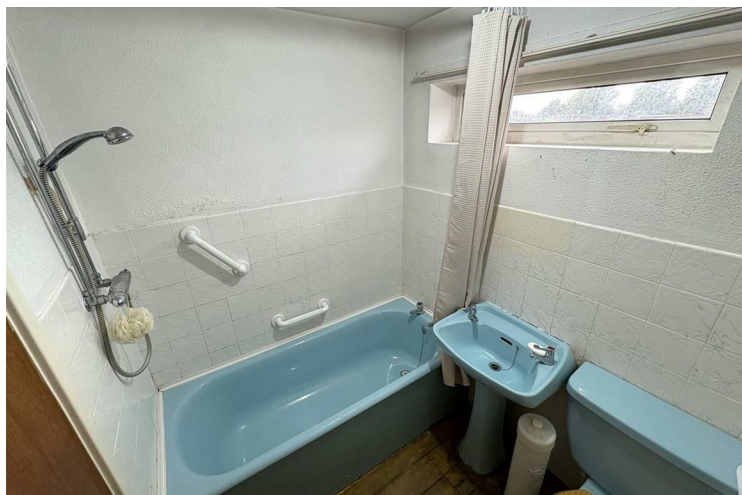




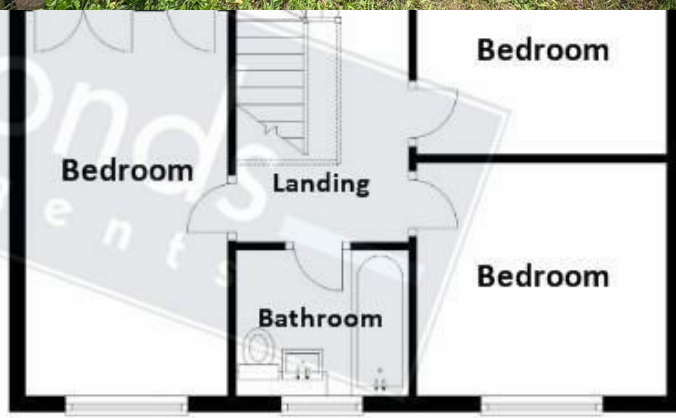
• Short Drive to A19, Close to Amenities • No Forward Chain!! • Energy Rating: C-72 • Council Tax Band: B (£2,178.82 )







**Ground Floor**



**First Floor**

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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