



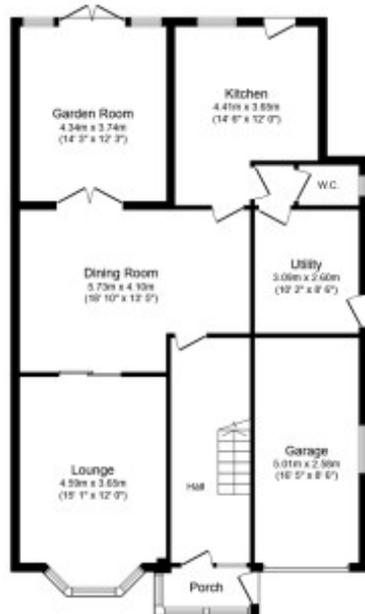
G.R.  
Estates  
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## 131 Junction Road, Stockton-On-Tees, TS20 1PX

Offers In The Region Of £340,000

- Beautifully Fitted 'Wren Plus' Kitchen – Modern, fully integrated appliances perfect for cooking and entertaining
- Four Generous Bedrooms – Three with fitted wardrobes, providing plenty of space for family living
- Ample Parking – Long concrete imprint driveway and garage providing off-road parking for multiple vehicles
- Three Spacious Reception Rooms – Flexible living space for relaxing, dining, or hosting guests
- Energy-Efficient Upgrades – Owned solar panels and a recently installed gas boiler help reduce running costs
- Prime Location – Within walking distance of Norton High Street, local shops, cafés, reputable schools, and North Tees General Hospital
- Light-Filled Sunroom – Multiple skylights and French doors opening onto the south-facing garden
- Impressive 150 Ft South-Facing Garden – Patio seating area, side access, and room for outdoor activities
- With Main Bathroom and Two Handy Toilet Rooms - One to the ground floor and one to the first floor



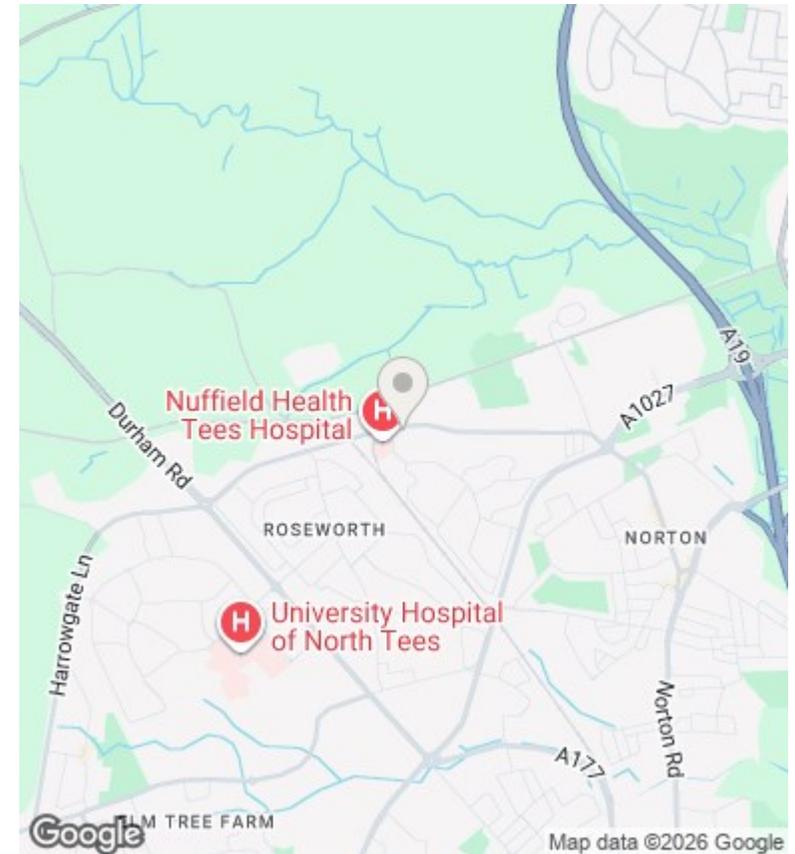
**Ground Floor**  
Floor area 111.3 sq.m. (1,198 sq.ft.)



**First Floor**  
Floor area 65.7 sq.m. (708 sq.ft.)

**Total floor area: 177.0 sq.m. (1,905 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 inspector(s). Powered by www.Propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	