

11 Summerhouse Square, Stockton

Guide Price £270,000

Michael Poole
SALES · LETTINGS · AUCTIONS

For Sale by Auction



11 Summerhouse Square

Stockton-On-Tees

For Sale by Auction - Hidden behind Norton's historic High Street, this modern detached house offers a perfect blend of style & sophistication boasting 2 spacious bedrooms & beautiful living spaces.

- Hidden behind Norton’s historic High Street within easy reach of local amenities and transport links
- Modern detached house with air sourced heating
- Secluded location providing a tranquil retreat from work life
- Two spacious bedrooms, top quality bathroom and en-suite
- Beautiful living spaces comprising lounge, breakfast kitchen and dining room
- Sympathetic architecture blending style and sophistication
- Private walled courtyard for relaxation and cobbled frontage
- Gated off-street parking and garage
- Perfect for those seeking a contemporary and inviting home
- Potential luxury air B’n’B property * Subject to consents Offered with no onward chain

11 Summerhouse Square

Stockton-On-Tees

*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday 10th December 2026 *** Option 2 *** www.agentspropertyauction.com

Hidden behind Norton's historic High Street, this modern detached house offers a perfect blend of style and sophistication.

Boasting two spacious bedrooms, a top quality bathroom + en-suite and beautiful living spaces. This luxurious property is perfect for those seeking a contemporary and inviting home.

The property features private walled courtyard for relaxation and cobbled frontage. Having both off-street parking and a garage, convenience is key for busy professionals or families.

The secluded location provides a tranquil retreat from the hustle and bustle of work life, while still being within easy reach of local amenities and transport links.

Don't miss out on the opportunity to make this stunning property your new home or Boujee Air B'n'B.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

















GROUND FLOOR

Entrance Hall - Composite entrance door to entrance hall with staircase to the first floor, under stairs cloakroom/WC and Karndean flooring with under floor heating.

Cloakroom/WC - With low level WC, wash hand basin and store cupboard.

Living Room - 12' 6" x 11' 11" (3.80m x 3.63m)
With double glazed windows to the front and rear aspects and Karndean flooring with under floor heating.

Open Plan Kitchen Diner - 23' 5" x 12' 6" (7.14m x 3.80m) (max) With double glazed window to the front aspect, double glazed window to the rear aspect, glazed door to the rear and Karndean flooring with under floor heating. Shaker style kitchen units in classic Ivory with solid wood worktops incorporating an inset stainless steel sink with mixer tap, range cooker with glass splashback and overhead hood, space for fridge freezer, integrated washing machine and integrated dishwasher.

FIRST FLOOR

Landing - With double glazed window to the front aspect and pull down loft access ladder.

Bedroom One - 12' 7" x 11' 3" (3.84m x 3.43m)
With double glazed window to the front aspect, mirrored fitted wardrobes and plinth heating.

En-Suite - Comprising walk-in shower enclosure with drench style shower, vanity unit with granite top and cabinet below, low level WC with hidden cistern, tiled floor and skirting board, double glazed window to the front aspect, spotlights to ceiling, shaver point, extractor fan and chrome heated towel rail.





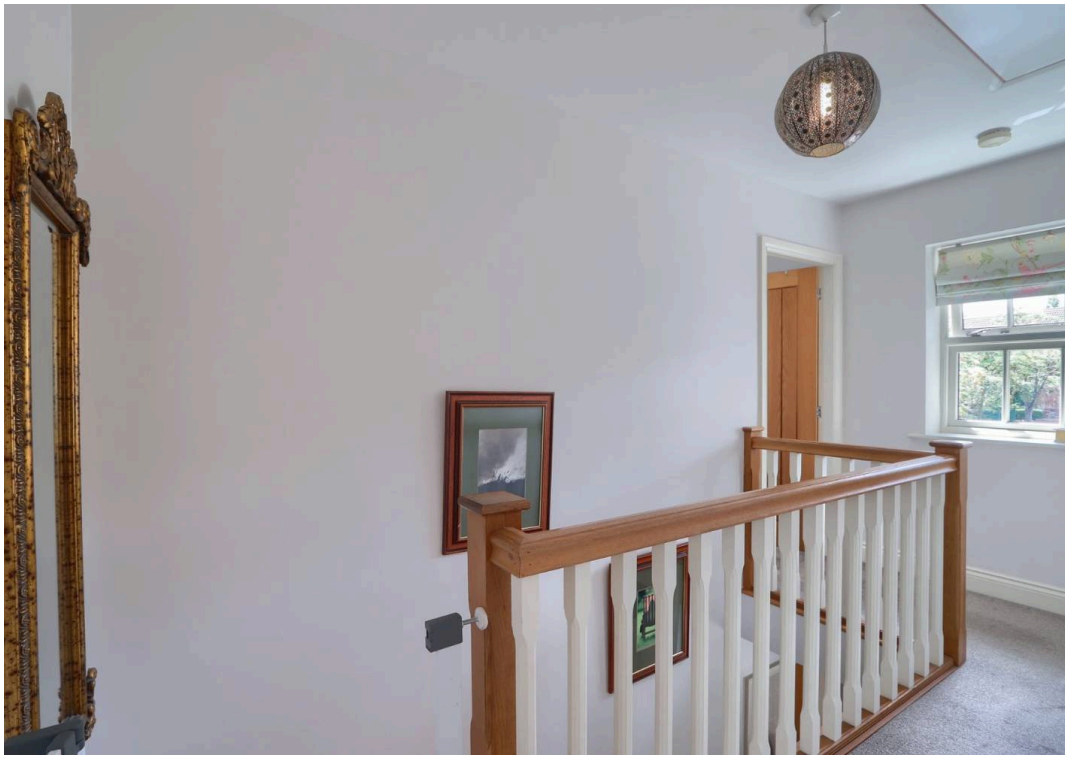


Bedroom Two - 7' 7" x 9' 2" (2.30m x 2.80m)
With double glazed window to the front aspect and plinth style heating.

Bathroom - With two Velux windows to the rear aspect, low level WC with hidden cistern, vanity unit with cabinet below, double shower enclosure with drench style shower and shower attachment, two seater side panelled bath, spotlights to ceiling, extractor fan, heated towel rail and tiled floor and skirting.

Auction House Disclaimer
None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

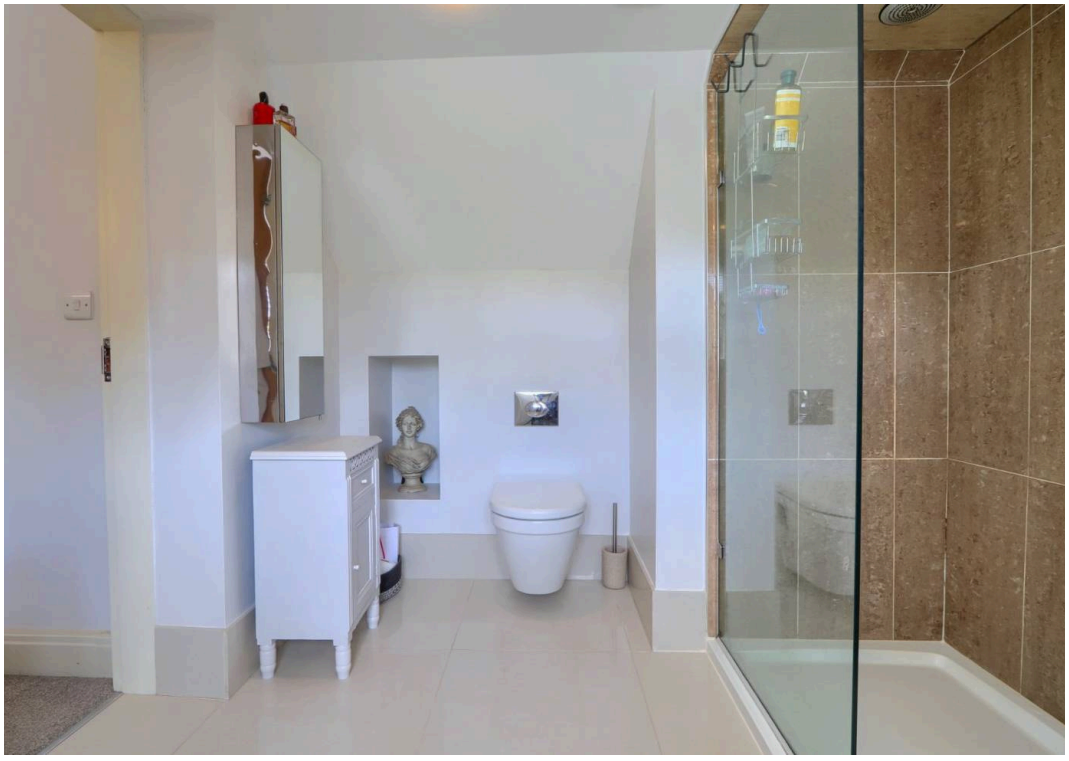


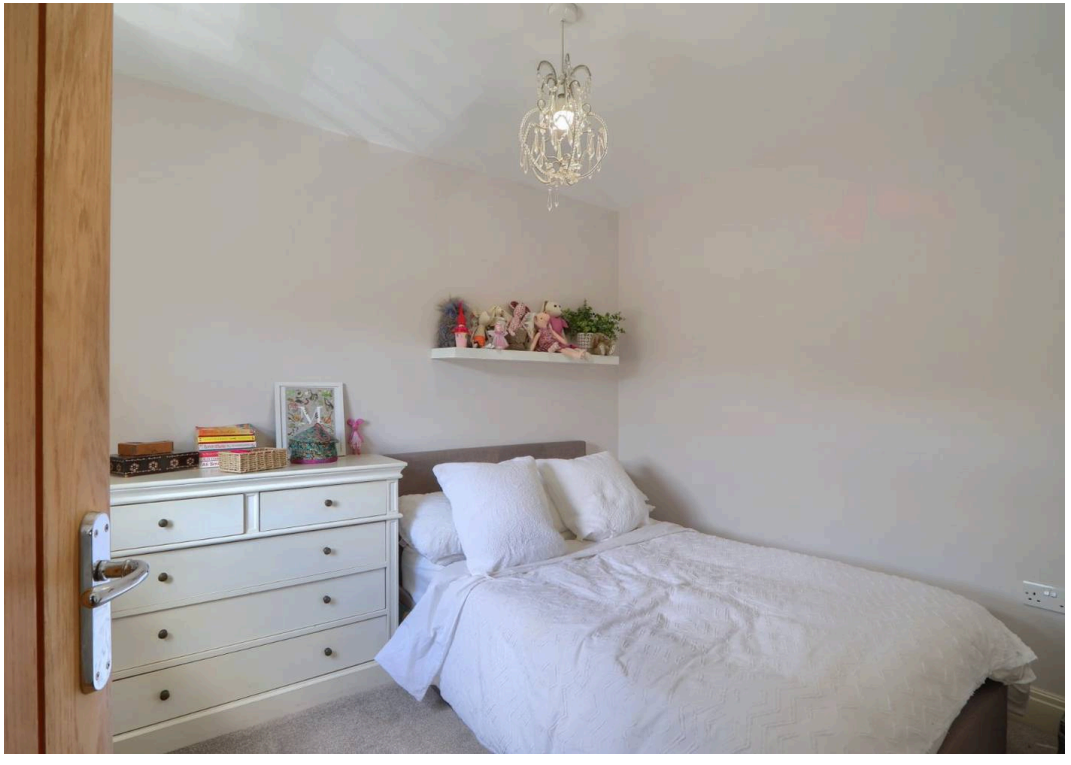






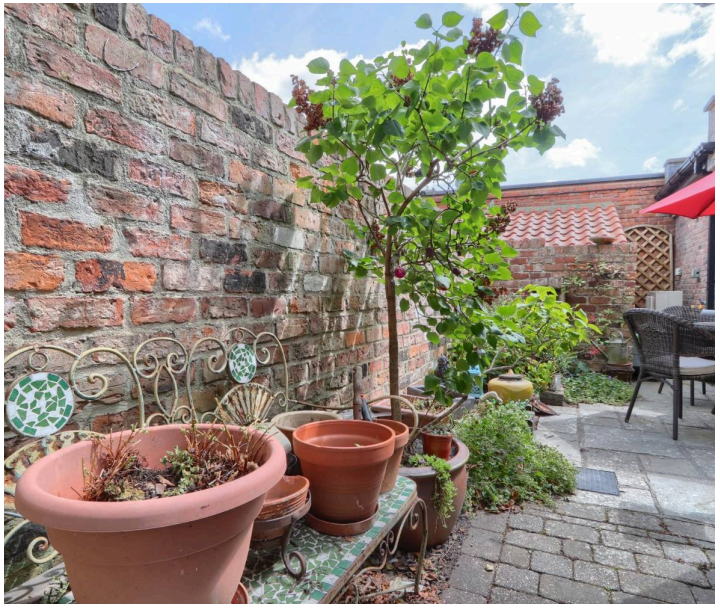


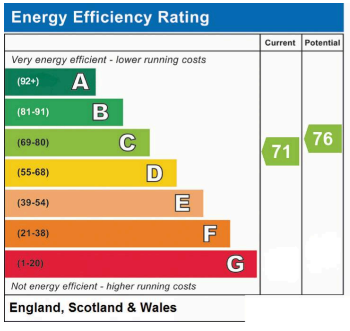


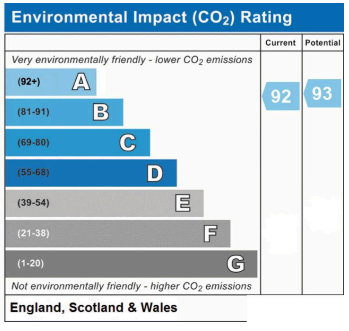









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
76
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
92
93
England, Scotland & Wales

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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