



## 45 Crooks Barn Lane

Crooks barn, Norton, TS20 1LU

**Offers in excess of £375,000**



A Delightful Family Home In A Popular Location Situated On A Large Corner Plot With Wrap Around Gardens & Driveway Providing Off-Road Parking. Benefiting A Garage Conversion To Create Additional Living Space, Currently Used As An Office, Two Reception Rooms, Utility Room, Conservatory, Ground Floor Cloakroom W.C, Kitchen, Four Bedrooms, Family Bathroom & Loft Room.

Combi Gas Central Heating With The Boiler Being Approx. 3 Year Old. Recently Replaced Garage Roof. Updated Electrical Consumer Unit Around 5 Years Ago. Electric Car Charge Point. South Facing Rear Garden

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



**Location:**  
Crooksbar Primary School - 5 Minute Walk  
Red House School - 8 Minute Walk  
Northfield School & Sports College - 7 Minute Drive  
Norton Duck Pond, Green & High Street - 8 Minute Walk  
North Tees Hospital - 7 Minute Drive

Excellent Road Links With The A19 Being Minutes Away.

Distance Times Estimated Using Google Maps.

**Accommodation Comprises:**

**Entrance Hallway**  
Composite Entrance Door, Doors Leading To The Office, Utility, Cloakroom W.C, Kitchen & Living Room, Staircase To The First Floor, Radiator, Door Leading To The Garden.

**Living Room**  
20'0 x 12'7 (6.10m x 3.84m)  
Fireplace, Dual Aspect Double Glazed Windows, Sliding Doors Leading To The Conservatory & Door Leading To The Dining Room, Radiator.

**Dining Room**  
15'0 x 10'5 (4.57m x 3.18m)  
Fireplace, Bookcase Nook, Double Glazed Window, Door Leading To The Hallway, Radiator.

**Office**  
13'7 x 11'7 (4.14m x 3.53m)  
Originally The Double Garage, Double Glazed Windows x2, Radiator, Door Leading To The Storage Room (Front Of Garage).

**Utility Room**  
7'9 x 5'6 (2.36m x 1.68m)  
Double Glazed Window, Radiator.

**Kitchen**  
14'8 x 9'3 (4.47m x 2.82m)  
Fitted With A Range Of Base, Drawer & Wall Units, Work Surface Incorporating A Composite Sink Unit & Mixer Tap, Built-In Neff Oven, Multi-Function Microwave & Hob With Extractor Hood Above, Integrated Fridge Freezer & Dishwasher, Breakfast Bar, Radiator, Double Glazed Windows x2, Opening Through The Lobby.

**Conservatory**  
19'7 x 11'2 (5.97m x 3.40m)  
P Shaped With Blue Tinted Glass, Door Leading To The Rear Garden.

**Cloakroom W.C**  
7'6 x 4'7 (2.29m x 1.40m)  
White Wash Hand Basin, W.C, Radiator.

**First Floor Landing**  
Double Glazed Window, Open Spindle Balustrade, Doors Leading To The Bathroom & Bedrooms, Storage Cupboard, Staircase To The Loft Room.

**Bedroom One**  
12'9 x 11'9 (3.89m x 3.58m)  
Double Glazed Window, Fitted Wardrobes, Radiator.

**Bedroom Two**  
11'10 x 10'2 (3.61m x 3.10m)  
Double Glazed Window, Fitted Wardrobes, Radiator.

**Bedroom Three**  
11'1 x 10'0 (3.38m x 3.05m)  
Double Glazed Window, Radiator.

**Bedroom Four**  
9'6 x 7'8 (2.90m x 2.34m)  
Double Glazed Window, Radiator.

**Family Bathroom**  
9'4 x 8'6 (2.84m x 2.59m)  
Fitted With A White Suite Comprising: Bath, Shower, Wash Hand Basin, W.C, Radiator, Double Glazed Window.

**Loft Room**  
19'9 x 8'9 (6.02m x 2.67m)  
Velux Windows x2, Eve Storage Cupboards.

**Energy Efficiency Rating: D**  
The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: F**  
Council Tax Estimate £3,089

**Disclaimer:**  
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

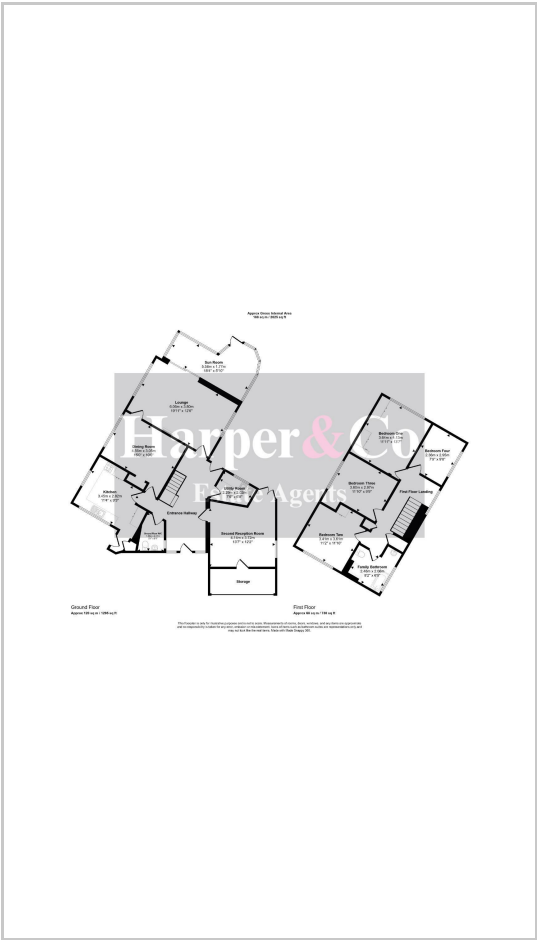
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

