

7 Crathorne Road, Stockton-On-Tees

£170,000

Michael Poole
SALES · LETTINGS · AUCTIONS



7 Crathorne Road

Stockton-On-Tees

Tucked away in a small cul-de-sac, a stone's throw from Norton Village, this lovely three-bedroom semi offers comfortable living, a detached garage and a surprisingly generous, private rear garden.

- Small, peaceful cul-de-sac setting
- A stone's throw from Norton Village
- Surprisingly generous rear garden
- Beautiful lawn and established greenery
- Fabulous paved entertaining terrace with gazebo
- Spacious living and dining room with bay window
- Kitchen/breakfast room overlooking the garden
- Three bedrooms and contemporary shower room
- Driveway parking and detached garage
- Ideal for first-time buyers, couples and young families

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Tucked away in a small cul-de-sac, just moments from the heart of Norton Village, this lovely three-bedroom semi-detached home has a surprise waiting at the rear – a wonderfully generous garden that's perfect for enjoying life outdoors.

There is something particularly appealing about finding a home that offers the convenience of village living alongside a peaceful setting and outdoor space that exceeds expectations. At 7 Crathorne Road, you can enjoy all three.

Imagine being able to wander into Norton Village for your morning coffee, enjoy lunch at one of its popular cafés, meet friends for an evening out or simply browse the independent shops – all without needing to get the car out. Yet, when you return home, you're tucked away from the hustle and bustle in a small residential cul-de-sac.

Inside, the accommodation is comfortable, welcoming and surprisingly versatile.

The living and dining room provides a lovely space for everyday family life, with a bay window bringing natural light into the front of the house. There is plenty of room to relax in front of the television, enjoy family meals or entertain friends, with a feature fireplace adding a cosy focal point.

To the rear, the kitchen/breakfast room offers a practical and sociable space with room for informal dining. Its generous proportions make it equally suited to busy weekday mornings, preparing Sunday lunch or sitting down for a coffee while looking out towards the garden.

Upstairs, there are three bedrooms, offering flexibility for a growing family, visiting guests or those looking for a dedicated home office. A contemporary shower room completes the first-floor accommodation.



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But it's when you step outside that this home really reveals its unexpected charm.

The rear garden is a genuine surprise – beautifully maintained, generously proportioned and framed by established greenery, creating a lovely backdrop for outdoor living.

A substantial lawn provides plenty of space for children to play, pets to roam or simply relaxing in the sunshine. Beyond the lawn, a raised paved entertaining terrace with a gazebo creates a wonderful outdoor seating area, ideal for summer barbecues, leisurely weekend afternoons or enjoying a drink with friends as the evening draws in.

There is also a further paved courtyard-style area, offering another spot to sit outdoors, while a driveway and detached garage provide valuable practical space.

It's a garden that feels like an extension of the home, offering room to entertain, unwind and enjoy the changing seasons – and certainly more than you might expect from the front of the property.

Norton Village is one of the area's most desirable and characterful neighbourhoods, known for its attractive High Street, independent shops, cafés, restaurants and traditional pubs. The picturesque Village Green and Duck Pond add to its charm, while nearby amenities and transport connections make everyday life convenient.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











Buyers Identification Check(s)
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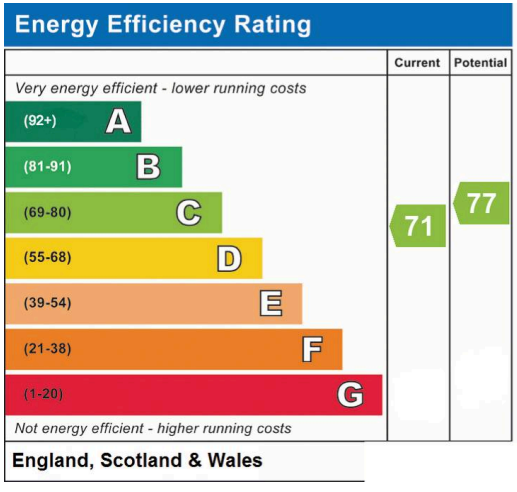


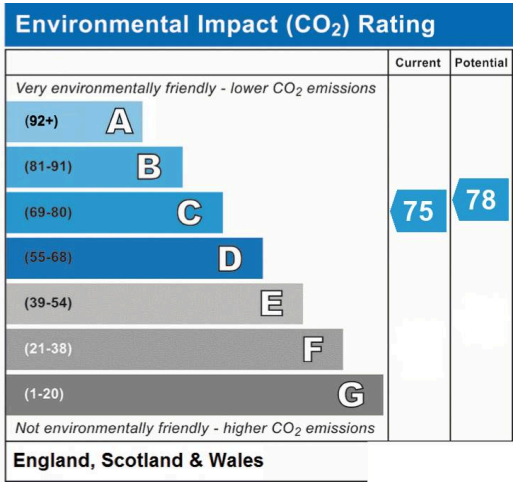









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
77
England, Scotland & Wales


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
75
78
England, Scotland & Wales

GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



CRATHORNE ROAD

TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

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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