



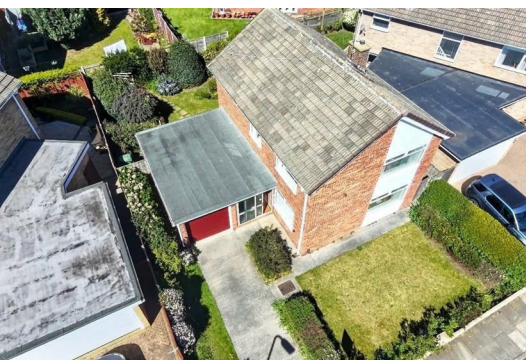
## 44 Crooks Barn Lane

Norton, Stockton-On-Tees, TS20 1LU

**£300,000**



Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession - Priced To Reflect The Condition - Sought After Location | Excellent Potential | Spacious Four Bedroom Detached Family Home | This Well Maintained Four Bedroom Detached Family Home Occupies A Generous Plot Within A Highly Sought After Area Of Stockton-On-Tees, Offering Excellent Potential To Extend And Personalise (Subject To Planning Permission).





Full Description

Situated Within A Great School Catchment Area, This Property Represents A Fantastic Opportunity For Families Looking To Create Their Ideal Long-Term Home.

Upon Entering The Property, You Are Welcomed Into A Porch Leading Through To A Spacious Entrance Hallway, Setting The Tone For The Generous Accommodation Throughout.

The Ground Floor Offers A Spacious Lounge And A Separate Dining Room, providing versatile living space ideal for both relaxing and entertaining.

The Kitchen Is Well Positioned And Offers Scope For Modernisation, while a Ground Floor Cloakroom WC adds practicality.

A Key Feature Of The Property Is The Large Integral Garage With Utility Area, benefiting from an electric door and offering excellent storage or potential for conversion (subject to necessary consents).

To The First Floor, The Property Offers Four Well Appointed Bedrooms, alongside a Family Bathroom, providing comfortable accommodation for a growing family.

Further Benefits Include A Partially Boarded Loft Space With Electrics, offering useful additional storage.

Externally, The Property Continues To Impress With A Private And Enclosed Rear Garden, mainly laid to lawn and offering a great space for families, along with a driveway providing off road parking to the front.

With Its Generous Plot, Flexible Layout And Scope To Extend, This Property Is Perfect For Buyers Looking To Put Their Own Stamp On A Home In A Prime Residential Location.

Location

Situated In The Popular Norton Area Of Stockton-On-Tees, This Property Enjoys A Convenient Residential Setting Close To A Range Of Local Amenities. Local Shops, Cafés And Everyday Essentials Are Approximately 0.4 Miles Away (Around An 8 Minute Walk).

Norton High Street Is Around 0.7 Miles Away (Approximately A 15 Minute Walk), Offering A Variety Of Independent Shops, Restaurants, Pubs And Cafés. Stockton Town Centre Is Approximately 1.5 Miles Away (Around A 5 Minute Drive), Providing A Wider Range Of Shopping And Leisure Facilities.

The Property Benefits From Excellent Transport Links, With Easy Access To The A19 And A66, Making Travel To Middlesbrough, Billingham And Surrounding Areas Simple And Convenient.

Note

Please Find The Attached Brochure With Material Information For Buyers.

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.

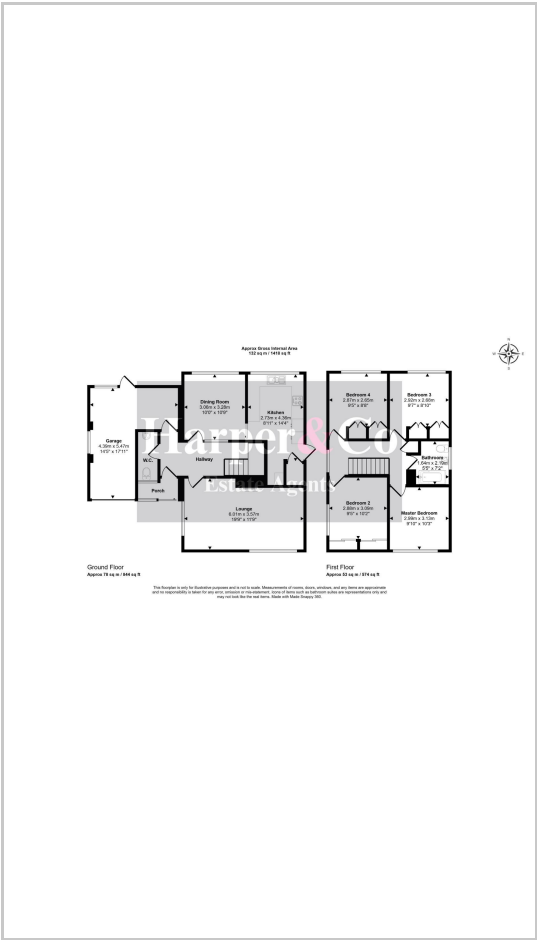
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

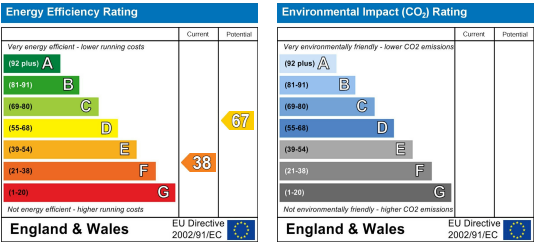
Area Map



Floor Plans



Energy Efficiency Graph



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.