Harper & Co
Estate Agents Ltd

https://www.harperandcoestateagents.co.uk



26 Osprey Close

Crooksbarn, Norton, TS20 1SE

Asking price £210,000

3 1 2 B

Spanning A Generous 1195,00sqft Of Floor Area, This Lovingly Maintained Family Home Offers An Excellent Balance Of Generous Living Spaces, Practical Features, And Energy Efficiency (Rated B 82/84).







The Ground Floor Boasts A 22Ft Lounge, Perfect For Relaxing Or Entertaining, And A Generous Kitchen/Diner With Space For A Dining Table. From Here, Sliding Doors From The Lounge Open Into The Conservatory, Leading Out Onto A Beautiful South Facing Rear Garden, Ideal For Enjoying Sunshine All Day.

Upstairs, Three Bedrooms Include A Master With Fitted Wardrobes, Alongside A Family Bathroom With A Four-Piece White Suite. The Property Also Benefits From A Boiler Installed Six Years Ago, Serviced Annually For Peace Of Mind, Solar Panels For Reduced Running Costs, And A Fully Boarded Loft For Extra Storage. Including A Full Security System With Alarm & Internal And External Cameras.

Externally, The Home Enjoys A Pleasant South Facing Garden With Apple Trees, A Dwarf Pine Tree & A Holly Tree, External Lighting, Electric Points & An Outdoor Tap, A Smart Block Paved Driveway Providing Off-Road Parking, And A Partially Converted Garage Used As A Gym. Located In A Sought-After Cul-De-Sac Close To Well-Regarded Schools, Shops, And Transport Links, With Norton Village Just A Short Stroll Away For Leisure, Dining, And Community Life.

Location

Tucked Away In A Quiet Cul-De-Sac, 26 Osprey Close Enjoys A Peaceful Setting Within A Popular Residential Area Of Crooksbarn. Local Shops, Schools, And Everyday Amenities Are All Within Easy Reach, While Excellent Transport Links Via The A19 And Nearby Norton Train Station Provide Convenient Access To Stockton, Middlesbrough, And Surrounding Areas.

Crooksbarn Primary School - 7 Minute Walk
King Edwin School - 12 Minute Walk
Red House School - 15 Minute Walk
The Green/Duck Pond - 17 Minute Walk
Norton, High Street - 20 Minute Walk

Note

Please Find The Attached Brochure With Material Information For Buyers.

Energy Saving Solar Panels Are Leasehold With 14 Years Left On The Lease - A Shade Greener The Seller Is Willing To Pay For The Deed Of Variation For The Solar Panels Of Around £216.00. Kensington Building Society Will Not Offer A Mortgage On This Property Due To The Solar Panels.

The Vendor Informs Us:

1) The Property Has Hi-Vision Infra Red Cameras Fitted Externally And Also Cameras Fitted Internally. It Is Also Fully Alarmed. (All Recently Serviced)
2) External Lighting For Evening Entertaining Is Accompanied By Electrical Sockets And An Outside Tap.
3) A Large Area Of The Former Garage Has Been Converted To A Gymnasium And It Has A Mixture Of Cardiovascular And Strength Training Equipment. The Treadmill And Cross Trainer Are Of High Quality "Hotel Grade" Standards.
4) With The Gym Walls Fully Insulated With Quinn Therm Insulation, Cavity Wall Insulation Installed Throughout The Whole Exterior, & The Loft Heavily Insulated, This Is A Really Warm Home. Current Costs For A Month's Dual Fuel Come In Below £80.
5) The South Facing Rear Garden Is Enclosed With Five & Six Foot Fences, And Has Several Young Apple Trees, A Dwarf Pine Tree And A Female Holly Tree. The Berries At Christmas Are Gorgeous.
6) The Seller Is Happy To Offer Furniture Within The Sale Of The Property Subject To Offer.

Disclaimer

These Details Are Provided In Good Faith But Do Not Form Part Of Any Offer Or Contract. Harper & Co Estate Agents Ltd And Their Staff Are Not Authorised To Make Statements Or Guarantees About The Property.

We Aim For Accuracy, But These Particulars Are Only A General Guide. If There's Something Important To You, Please Contact Us So We Can Confirm The Details—Especially Before Travelling Long Distances To View.

Measurements Are Approximate And Should Not Be Relied Upon As Exact. We Have Not Tested Any Services, Appliances, Or Equipment, So We Recommend That Buyers Arrange Their Own Checks Or Surveys Before Making An Offer.

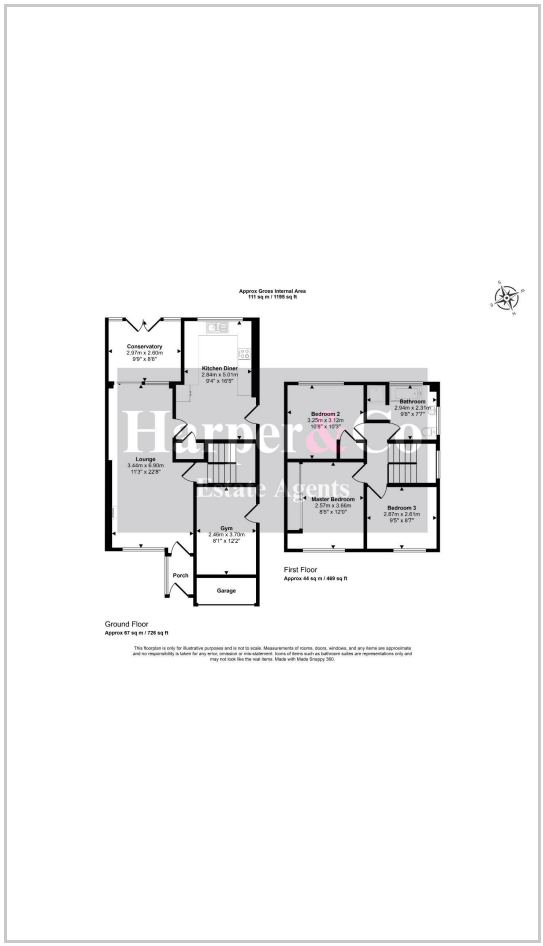
Money Laundering Notice

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

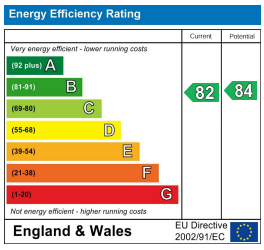
Area Map

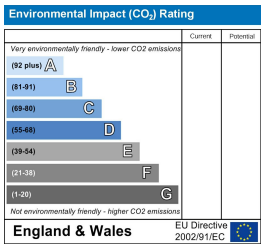


Floor Plans



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.

Progress House Fudan Way, Thornaby, Stockton-on-Tees, TS17 6EN
Tel: 01642 638 000 Email: sales@harperandcoestateagents.co.uk https://www.harperandcoestateagents.co.uk