Harper & Co
Estate Agents Ltd

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44 Crooks Barn Lane

Norton, Stockton-On-Tees, TS20 1LU

£300,000

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OVER 1,400 SQ FT | GENEROUS PLOT | POTENTIAL TO EXTEND | FOUR BEDROOMS | NO ONWARD CHAIN

A fantastic opportunity to create your dream family home in one of Norton's most desirable residential areas.

Occupying a generous plot in the ever-popular Crooksbarn area, this substantial four-bedroom detached property offers over 1,400 sq ft of space, flexible family accommodation and exciting potential for further development, subject to the necessary planning permissions and consents.

Offered for sale with no onward chain, the property presents an excellent opportunity for buyers seeking a spacious, well-established family home that they can update, personalise and potentially extend to suit their needs.







Full Description

The ground floor provides a welcoming entrance hallway leading to two generously proportioned reception rooms, offering the flexibility of a separate lounge and formal dining room. The kitchen provides a practical space with plenty of opportunity for a contemporary redesign, while a convenient downstairs WC adds to the home's family-friendly layout.

A particular advantage is the large integral garage, complete with an electric door and utility area, providing valuable storage and additional possibilities for buyers looking to make the most of the available space.

Upstairs, four bedrooms and a family bathroom complete the accommodation, with a partially boarded loft providing further useful storage.

Outside, the property benefits from a private, enclosed rear garden, predominantly laid to lawn, with space for outdoor entertaining, children's activities or future landscaping. The generous plot offers further potential to extend the property, subject to the appropriate consents.

A location families love

Crooks Barn Lane is situated within the popular Crooksbarn residential area of Norton, conveniently placed for local schools, shops and everyday amenities.

Norton High Street, with its independent cafés, restaurants, traditional pubs and local shops, is also within easy reach, while excellent access to the A19 and A66 makes commuting across Teesside straightforward.

A home with space today and potential for tomorrow.

With over 1,400 sq ft of existing space, four bedrooms, a generous plot and the opportunity to create something truly special, this property offers an exciting prospect for families looking to establish themselves in Norton.

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.

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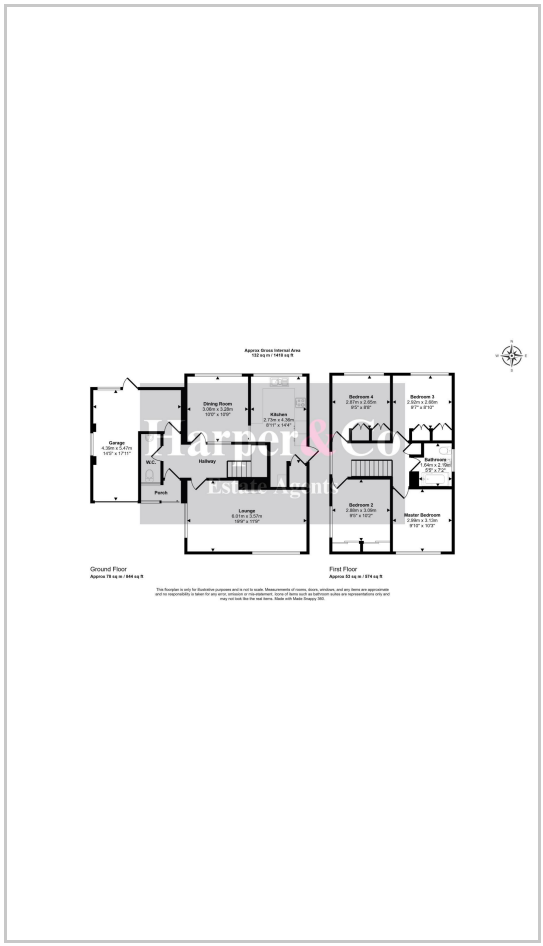
Money Laundering Notice

In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

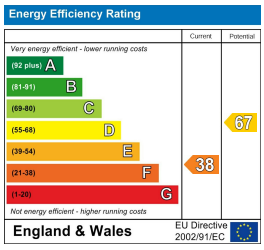
Area Map

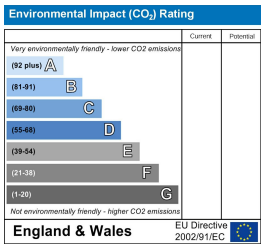


Floor Plans



Energy Efficiency Graph





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