



## Rook Lane

Crooksbarn, Norton, TS20 1SB

No Onward Chain - Situated Within The Highly Sought After Area Of Crooksbarn, Tucked Away In A Quiet Cul-De-Sac Benefiting No Through Traffic, This Immaculately Presented Home Offers An Exceptional Opportunity For Buyers Seeking A Peaceful Location While Remaining Close To Many Local Amenities. Beautifully Maintained Throughout And Ready To Move Straight Into, The Property Combines Comfort, Practicality And Outdoor Space In Equal Measure. Annually Serviced Gas Combi Boiler Approx. 5 Year Old.

**Offers in excess of £160,000**



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- For Sale With The Advantage Of No Onward Chain
- Spacious Lounge Offering Bright And Comfortable Living Space
- Two Spacious Double Bedrooms And Family Bathroom
- Driveway Providing Off Road Parking For Multiple Vehicles
- Quiet Cul-De-Sac Position Benefiting No Through Traffic
- Open Plan Kitchen/Diner With Integrated Appliances
- South Westerly Facing Garden With Composite Decking And New Fencing
- Immaculately Presented And Ready To Move Into
- Welcoming Front Porch With Composite Entrance Door
- Detached Garage With Power And Lighting Offering Storage Or Potential To Convert STPP

## Full Description

## Location

## Note

## Disclaimer

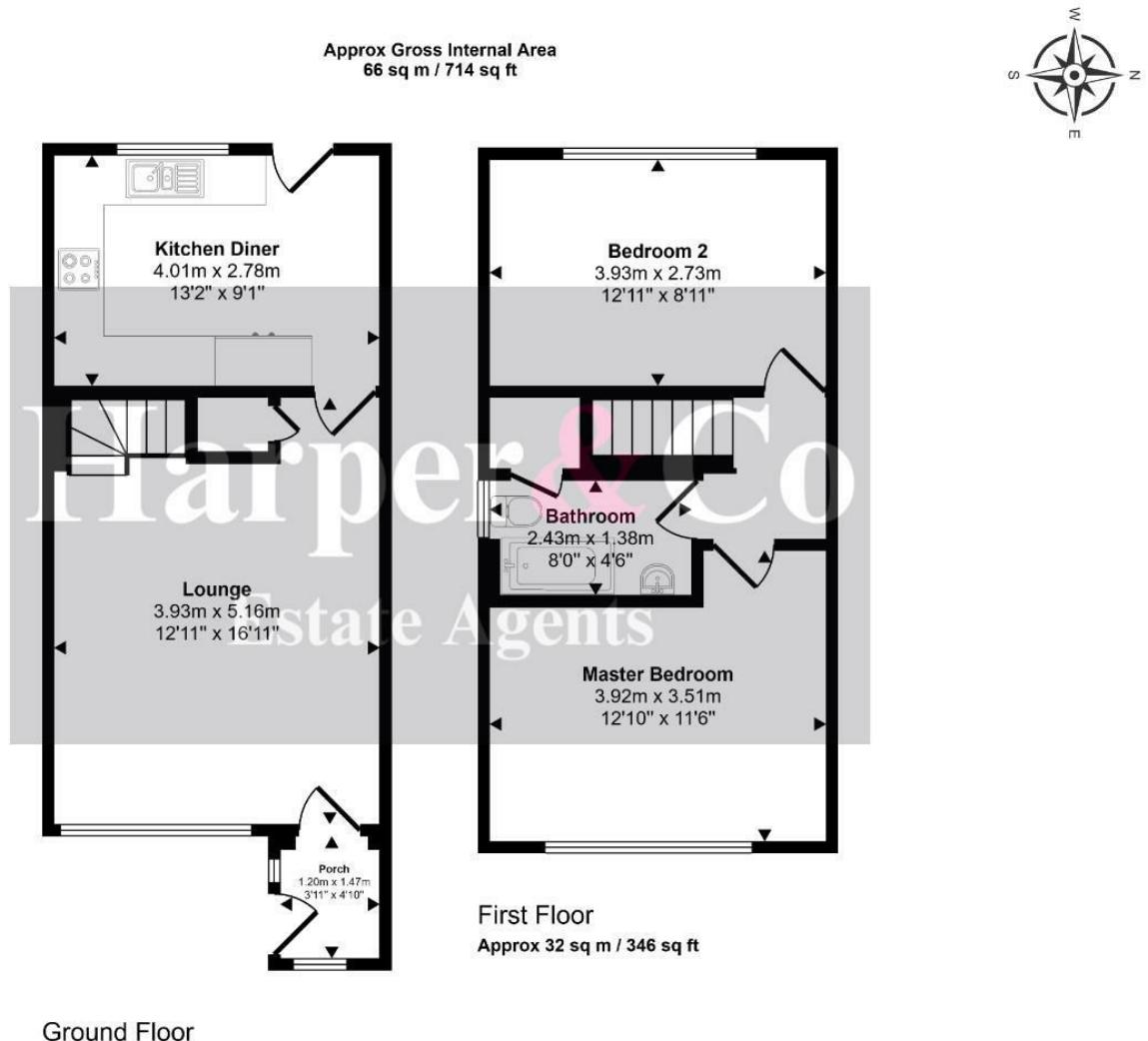
## Money Laundering Notice



## Directions



## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			