ROOK LANE, CROOKSBARN, NORTON, STOCKTON-ON-TEES, TS20 1SB

- No Onward Chain
- Two generous double bedrooms
- Spacious living room with inglenook-style fireplace
- Modern fitted kitchen with integrated appliances
- Bright garden room with French doors
- Walking distance to Norton High Street
- Westerly-facing, low-maintenance rear garden
- Detached garage and driveway
- Ideal for first-time buyers, professionals or downsizers

£170,000

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Imagine a home where weekends are spent enjoying the afternoon and evening sunshine in your west-facing garden, mornings begin with coffee in the light-filled garden room, and everyday life is made effortless by a home that's ready to move straight into. Offered with no onward chain, this is a fantastic opportunity for first-time buyers, young professionals or downsizers seeking a home that's as practical as it is welcoming.

Step inside and you'll find a spacious living room centred around an attractive inglenook-style fireplace – the perfect place to unwind after a busy day. The modern kitchen has everything needed for everyday cooking and entertaining, flowing naturally through to the bright garden room where French doors open onto the rear garden, creating an ideal space for summer dining, children's playroom, home office or simply relaxing with a book.

Outside, the generous westerly-facing rear garden has been designed for low maintenance, leaving you free to enjoy long summer evenings with family and friends rather than spending weekends gardening. A detached garage and driveway provide excellent parking and valuable storage.

Upstairs, two generous double bedrooms offer comfortable accommodation, boarded loft with velux window, complemented by a stylish family bathroom with a luxurious two-person bath – perfect for unwinding at the end of the day.

Situated in a convenient Norton location, you'll enjoy easy access to local shops, cafes, bars, schools, commuter routes and everyday amenities, making this a home that supports modern living while offering the space to relax and entertain.

With no onward chain, this is a move that can happen quickly—simply unpack, settle in and start enjoying everything this home has to offer.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with side light to entrance hall with laminate flooring, single radiator and double glazed window to the front aspect.

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LIVING ROOM - **3.86m x 5.2m (max) (12'8" x 17'1" (max))**
With double glazed window to the front aspect, laminate flooring, twin radiator, inglenook style fire surround with stone hearth and wooden mantel and fitted units and shelves under stairs.

KITCHEN - **3.86m x 2.74m (12'8" x 9')**
With double glazed window to the rear aspect, wall, drawer, and floor units with complementary worktops incorporating a stainless steel sink and drainer unit with mixer tap, electric oven and gas hob with overhead hood, plumbing for washing machine, integrated fridge freezer and twin radiator.

GARDEN ROOM - **2.36m x 3.07m (max) (7'9" x 10'1" (max))**
With double glazed windows to the rear aspect and French doors to the rear garden.

FIRST FLOOR

BEDROOM ONE - **3.86m x 2.84m (12'8" x 9'4")**
With double glazed window to the front aspect and twin radiator.

BEDROOM TWO - **3.89m x 2.77m (12'9" x 9'1")**
With double glazed window to the rear aspect and twin radiator.

BATHROOM - With double glazed window to the side aspect, two seater side panelled bath, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and floor, and airing cupboard housing combi boiler.

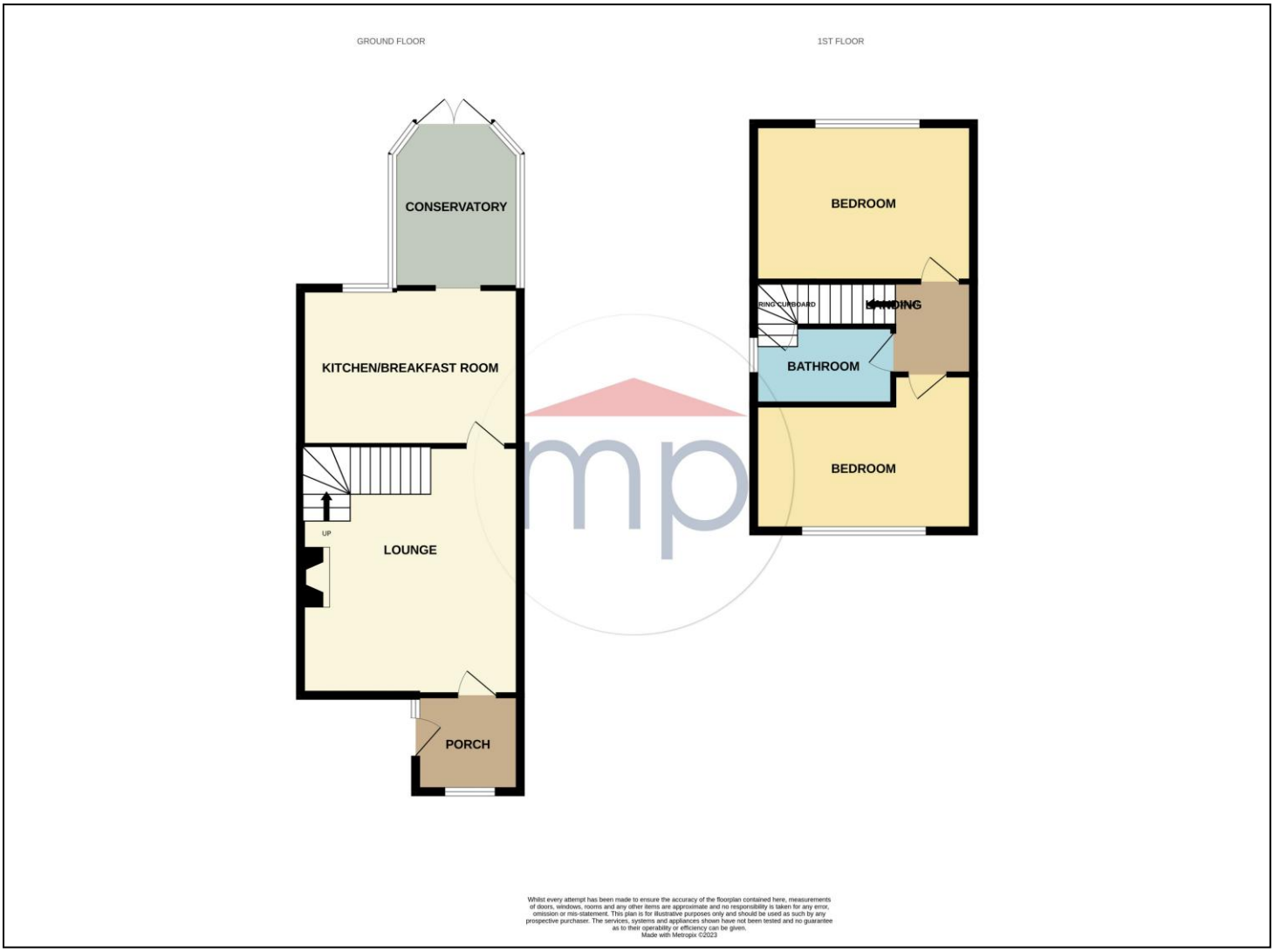
EXTERNALLY

GARDENS & GARAGE - Low maintenance front garden and side driveway leading to a detached single garage. To the rear there is a good size westerly facing low maintenance garden with gravelled beds and raised planters.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO260384/16072026

Council Tax Band: C **Tenure:** Freehold



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