



## Coombe Way, Hartburn, Stockton-On-Tees, TS18 5PX

Immaculately presented family detached home nestled in a Hartburn cul-de-sac. This property offers a perfect blend of contemporary design and comfortable living. The property is situated in a popular location which is well positioned within walking distance of reputable schooling, local shops, amenities and bus routes. For commuting, there is easy access to the A66 and good transport links.

Internal accommodation is well presented and comprises; entrance hallway, lounge/dining room with log burner, kitchen with integrated oven, microwave and hob, utility room, conservatory and versatile secondary reception room which can be used as a home office or family room, completing the ground floor is a cloakroom/WC.

To the first floor are three double bedrooms along with one single bedroom all served by a modern family bathroom with separate shower enclosure.

Externally to the front aspect is a gravelled area and a large BLOCK PAVED DRIVEWAY, providing ample off road parking for several vehicles and leading to a detached GARAGE which has been partially converted for storage and currently used as a gym. To the rear is an enclosed garden with patio area and astroturf.

Viewings are essential to appreciate.

Offers Over £260,000



# Coombe Way, Hartburn, Stockton-On-Tees, TS18 5PX

HALL

LOUNGE/DINING ROOM

10'7" x 18"

WC

3'4" x 3'4"

RECEPTION ROOM

8'8" x 10"

CONSERVATORY

8'2" x 10'10"

KITCHEN

12'6" x 11'9"

UTILITY

4'10" x 5'8"

LANDING

BEDROOM ONE

16" x 7'6"

BEDROOM TWO

9'11" x 13'87"

BEDROOM THREE

8'9" x 10"

BEDROOM FOUR

7'4" x 8'2"

BATHROOM

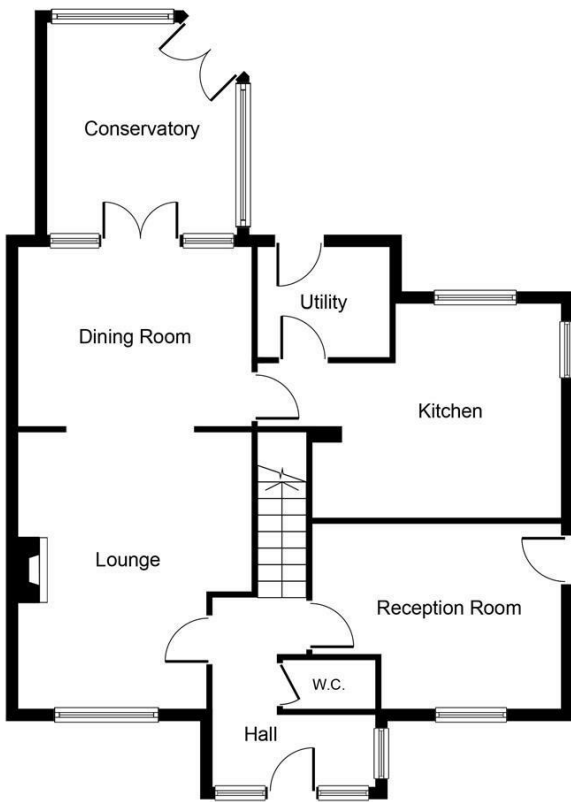
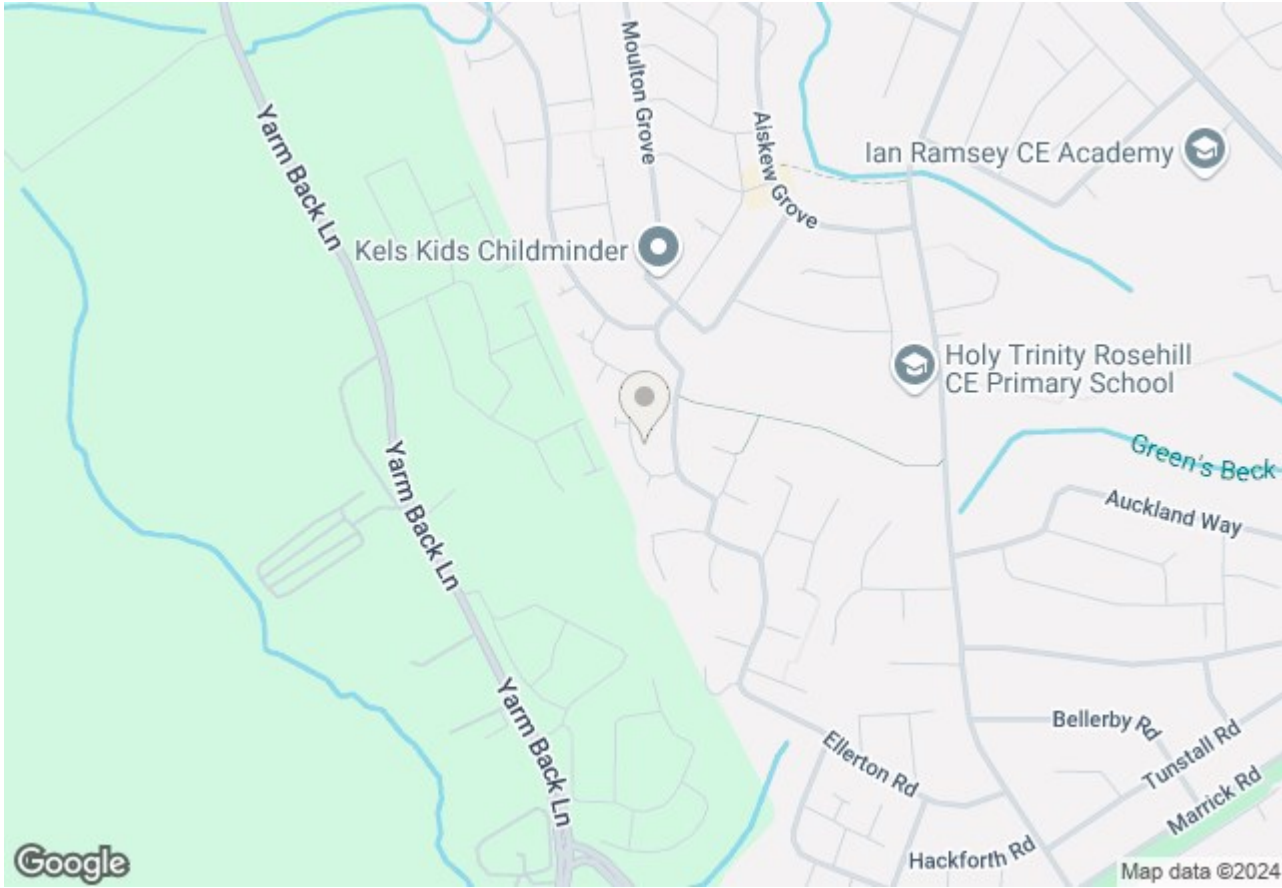
12'6" x 5'8"



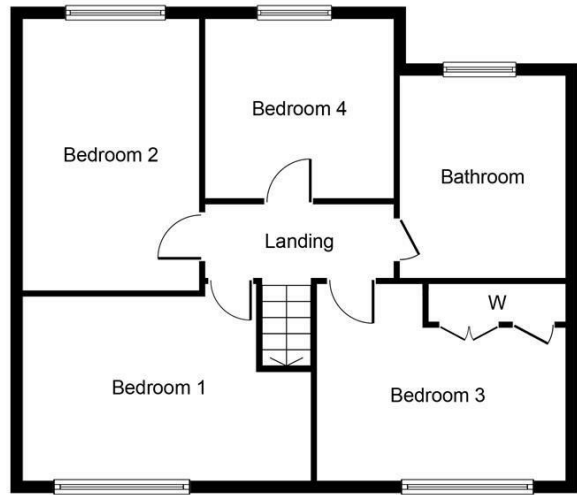
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Ground Floor

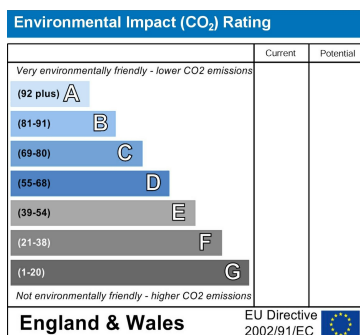
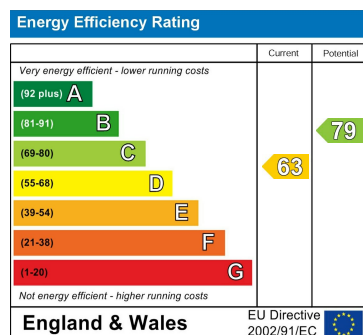


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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