



Brisbane Grove, Hartburn, Stockton-On-Tees, TS18 5BW

This well presented three bedroom semi-detached family house, with detached garage and south-west facing garden, is located in the highly desirable Hartburn area.

Upon entering through the porch, you are greeted by a welcoming hallway that leads to a lounge featuring a bay window, a dining room, and a spacious kitchen/breakfast room equipped with fitted units, breakfast bar and integrated oven and hob. There is also a convenient downstairs W/C.

Upstairs, the property enjoys three good sized bedrooms and a family bathroom with both a separate bath and shower cubicle. The house benefits from gas central heating and solar panels which are owned. In 2017 it was rewired with new windows installed.

Externally, the front of the property features a low maintenance garden with artificial grass and a wide block paved driveway leading to a detached garage with an electric door and lighting. A highlight of the property is the rear garden. This expansive space, offering a patio area, artificial grass, a woodchip play area and decking which maximises the sunny position, and there is a timber garden shed.

Conveniently located close to popular schools, many amenities including Hartburn Village, which is just a short walking distance away, and commuter links via the A66, this wonderful home will appeal to many.

Offers Over £230,000



3



1



2



C

Brisbane Grove, Hartburn, Stockton-On-Tees, TS18 5BW

PORCH

HALL

LOUNGE

11'4 x 12'8 (3.45m x 3.86m)

DINING

13'0 x 11'3 (3.96m x 3.43m)

KITCHEN/BREAKFAST ROOM

19'7 x 7'11 (5.97m x 2.41m)

W/C

8'8 x 3'6 (2.64m x 1.07m)

LANDING

MASTER BEDROOM

10'3 x 13'0 (3.12m x 3.96m)

BEDROOM TWO

13'0 x 10'8 (3.96m x 3.25m)

BEDROOM THREE

7'7 x 7'9 (2.31m x 2.36m)

BATHROOM

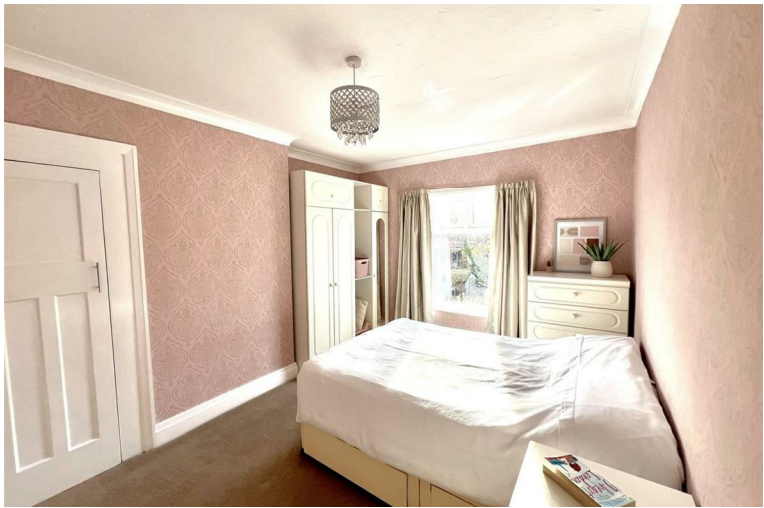
9'10 x 4'7 (3.00m x 1.40m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with

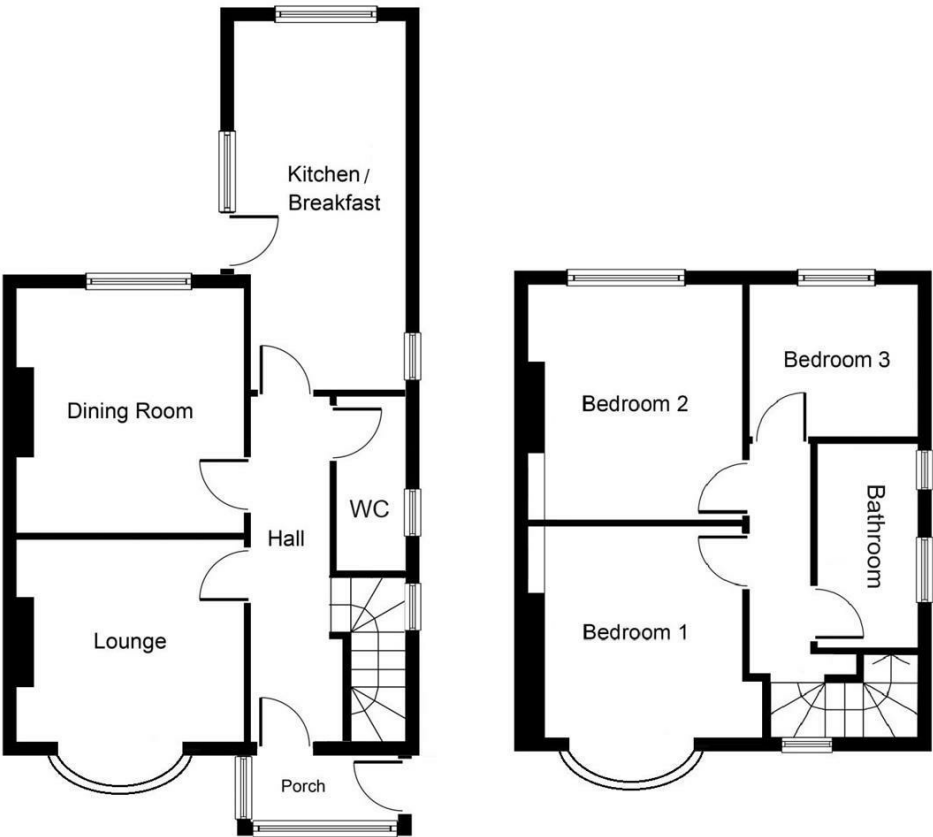
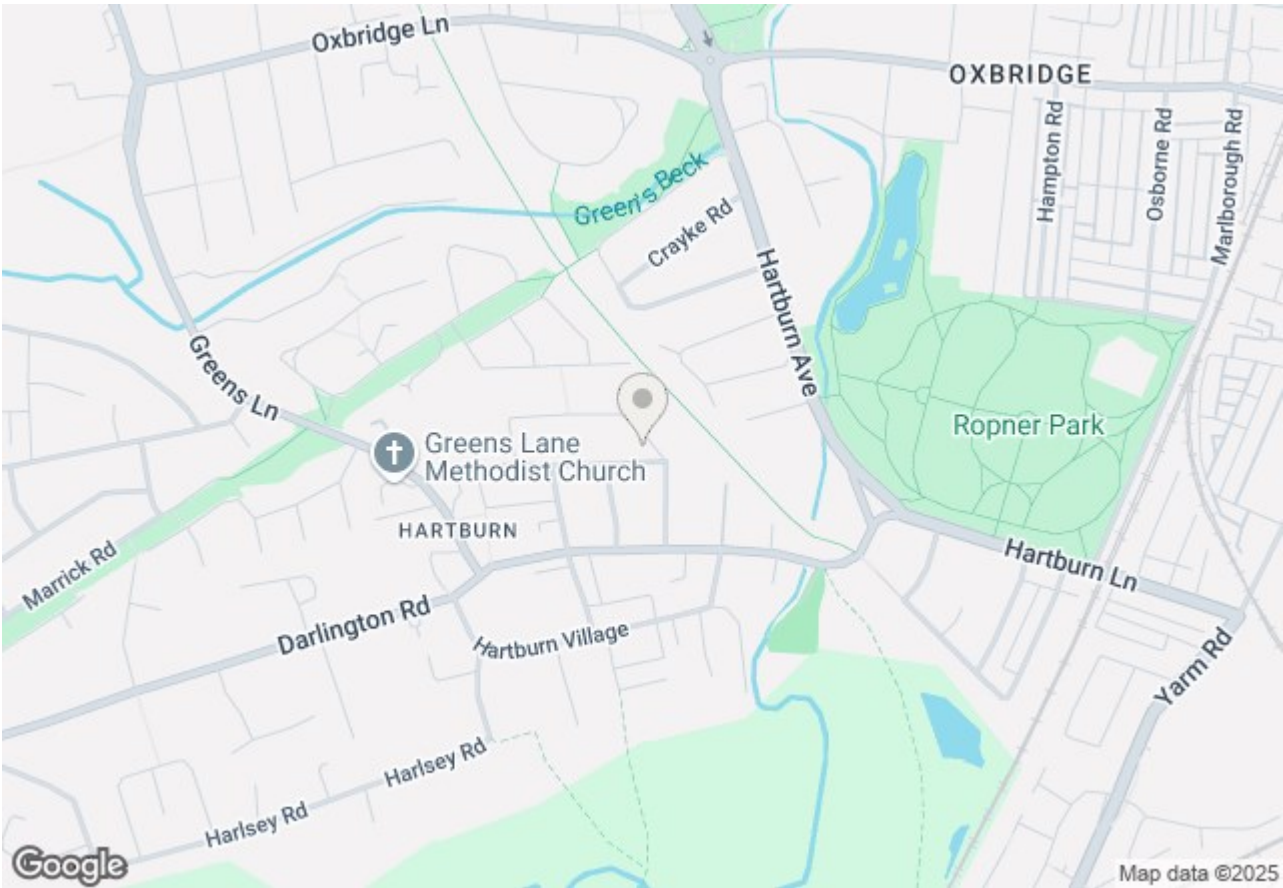


Brisbane Grove, Hartburn, Stockton-On-Tees, TS18



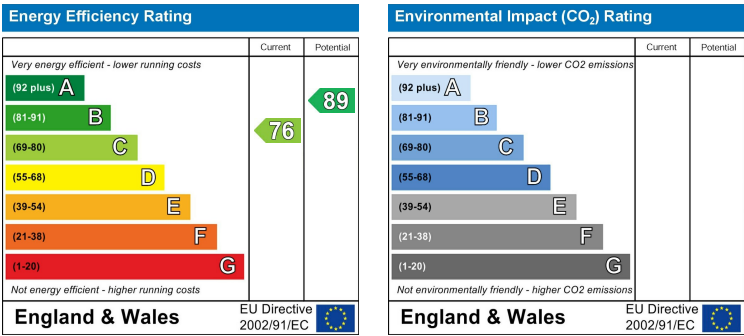


Brisbane Grove, Hartburn, Stockton-On-Tees, TS18



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. 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.
Copyright V360 Ltd 2017 | www.houseviz.com

Brisbane Grove, Hartburn, Stockton-On-Tees, TS18



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

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.

17 Bishop Street, Stockton on Tees, TS18 1SY
stockton@gowlandwhite.co.uk