



## Ellerton Road, Hartburn, Stockton-On-Tees, TS18 5NP

This attractive semi-detached property offers an excellent opportunity for first-time buyers or families, ideally located in a popular and well-established area of Hartburn. Within walking distance of highly regarded schools, local shops, and convenient bus routes, the home also benefits from excellent access to the A66, making commuting across Teesside and beyond a breeze.

The property is well maintained and has been thoughtfully updated, including a rewire in 2021. It boasts a spacious and welcoming layout, beginning with an entrance hall that leads into a comfortable lounge. The heart of the home is the open plan Shaker-style kitchen and dining area, refitted in 2022 with integrated appliances including a fridge freezer, oven, gas hob, microwave, and dishwasher. An internal door connects the kitchen to the integral garage, which has plumbing for a washing machine and dryer. At the rear, a small conservatory overlooks the garden and opens through French doors onto the outdoor space.

Upstairs, there are three well-proportioned bedrooms and a modern bathroom that was renovated in 2023. The home also features new internal doors throughout, adding to the fresh and contemporary feel. The home benefits from gas central heating and double glazing throughout.

Externally, the front of the property offers off-road parking via a printed concrete driveway leading to a generous garage, which is equipped with power, lighting, plumbing, and an outdoor tap. The rear garden is a standout feature, benefiting from a desirable south-facing aspect with a lawn, patio area, and timber shed—ideal for both relaxing and entertaining.

£210,000





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HALL

LOUNGE

11'11" x 11'11" (3.63m x 3.63m)

KITCHEN/DINING ROOM

18'3" x 10'9" (5.56m x 3.28m)

CONSERVATORY

LANDING

BEDROOM ONE

12' x 10'3" (3.66m x 3.12m)

BEDROOM TWO

11'1" x 10'3" (3.38m x 3.12m)

BEDROOM THREE

8' x 7'2" (2.44m x 2.18m)

BATHROOM

7'8" x 5'5" (2.34m x 1.65m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



Tel: 01642 615657





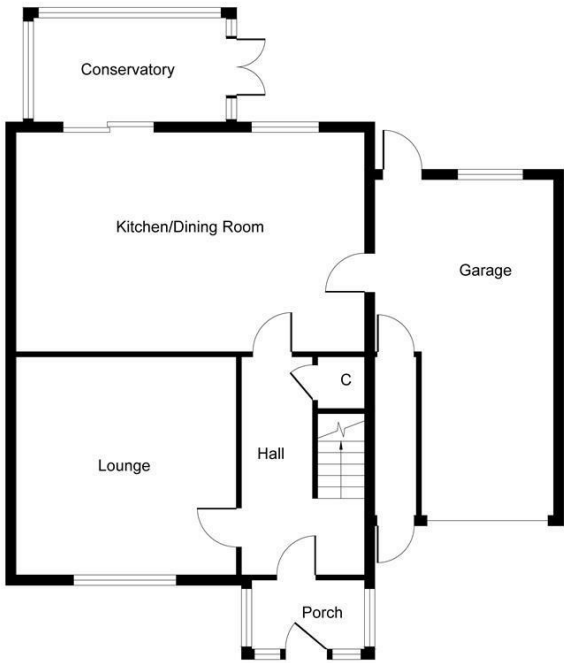
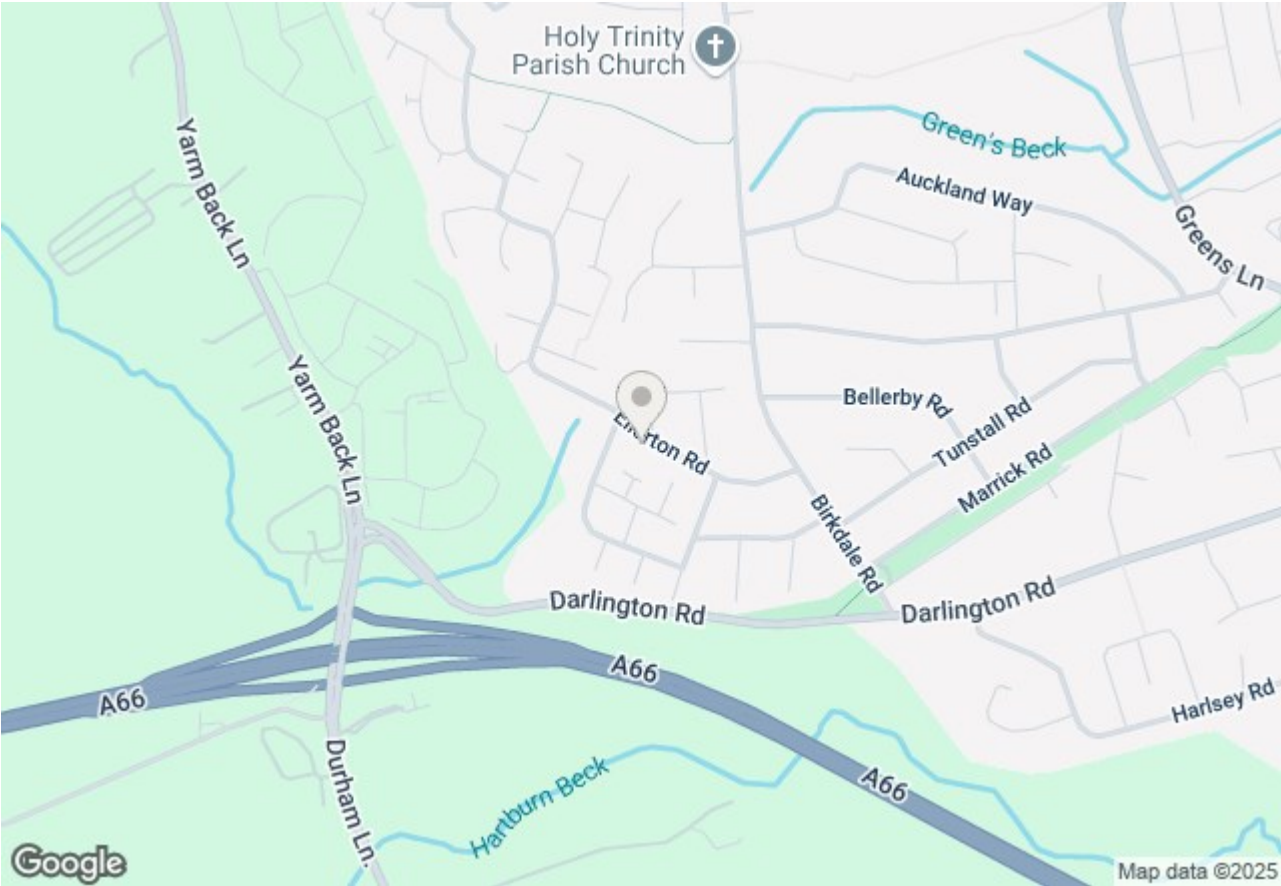


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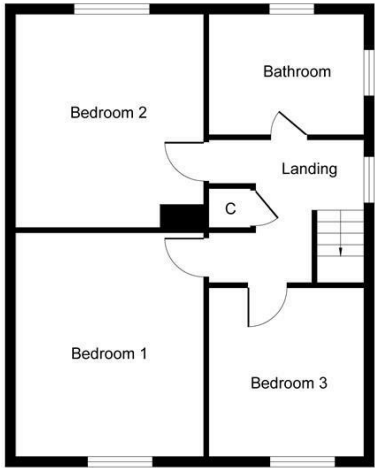




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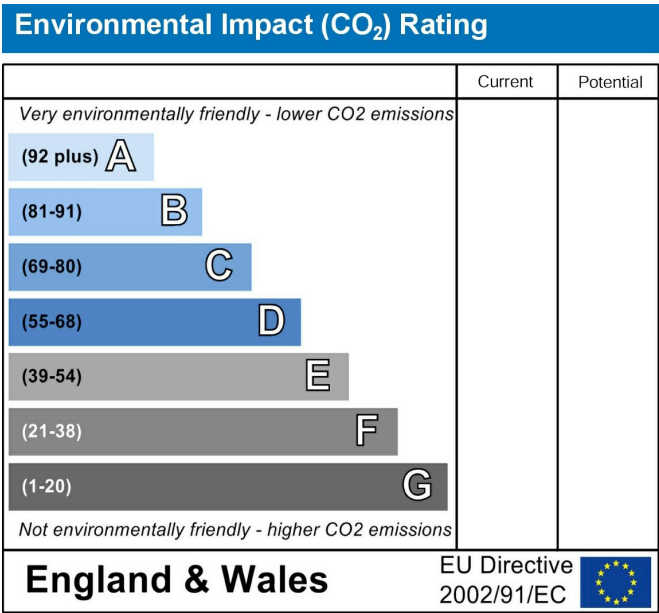
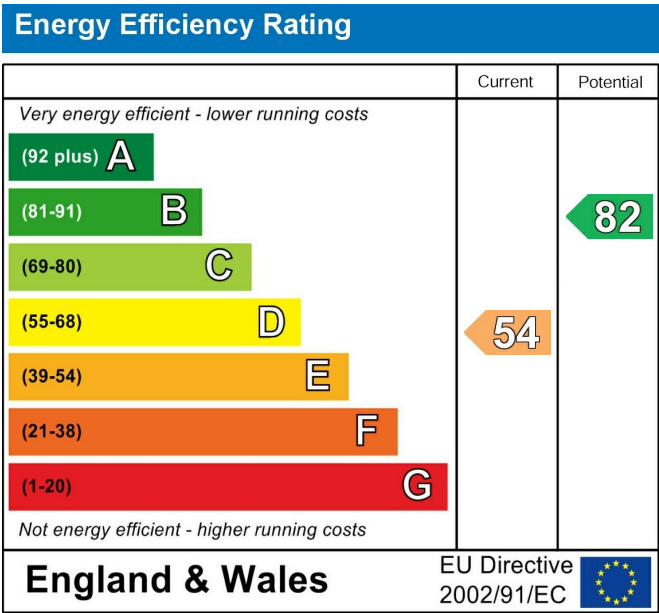
Ground Floor



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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