



Branksome Grove, Hartburn, Stockton-On-Tees, TS18 5DD

Located in a cul-de-sac in Hartburn, this delightful three bedroom semi-detached home is ready to move into. Perfectly positioned, situated off Harlsey Road with excellent access to local amenities, including schools, shops, and transport links across Teesside and beyond. Hartburn Village, with its tree-lined streets and welcoming community, is just a short stroll away.

The ground floor starts with a porch, welcoming hallway leading to a spacious bay-fronted lounge filled with natural light, and a separate dining room with patio doors to the rear garden. The kitchen is fitted with an integrated oven and hob and is complemented by a practical utility room with direct access to the integral garage and a ground floor WC. The single garage and block-paved driveway provide additional storage and off-road parking.

Upstairs, the generous master bedroom is accompanied by two further good size bedrooms and a modern family bathroom featuring both a bath and separate shower. Externally, the property enjoys a private rear garden.

This home presents a great opportunity for a first time buyer or family to secure a spacious and well presented property in one of Hartburn's most desirable locations.

£230,000



Branksome Grove, Hartburn, Stockton-On-Tees, TS18 5DD

PORCH

HALL

LOUNGE

14'10" x 13'8" (4.52m x 4.17m)

DINING ROOM

11'6" x 8' (3.51m x 2.44m)

KITCHEN

11'10" 9'6" (3.61m 2.90m)

UTILITY ROOM

7'10" x 6'8" (2.39m x 2.03m)

DOWNSTAIRS WC

5'4" x 2'4" (1.63m x 0.71m)

LANDING

BEDROOM ONE

12'10" x 11'6" (3.91m x 3.51m)

BEDROOM TWO

11'6" x 9'2" (3.51m x 2.79m)

BEDROOM THREE

9'7" x 9'6" (2.92m x 2.90m)

BATHROOM

11'11" x 5'10" (3.63m x 1.78m)

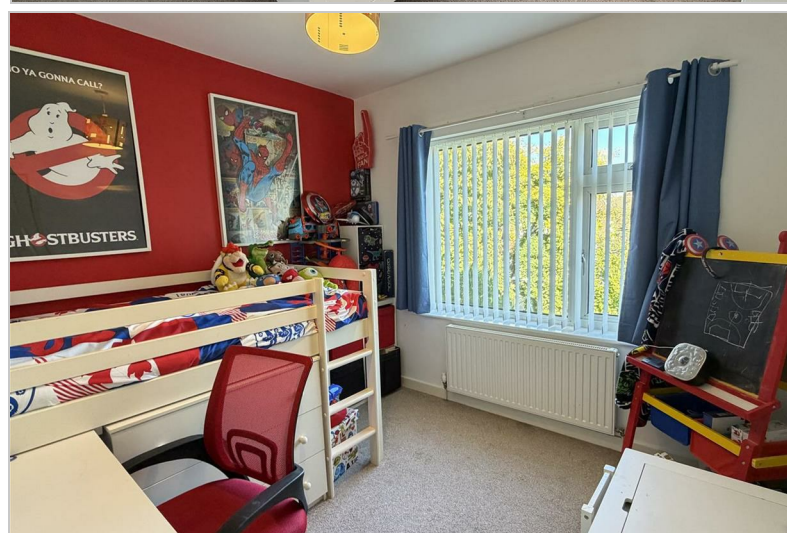
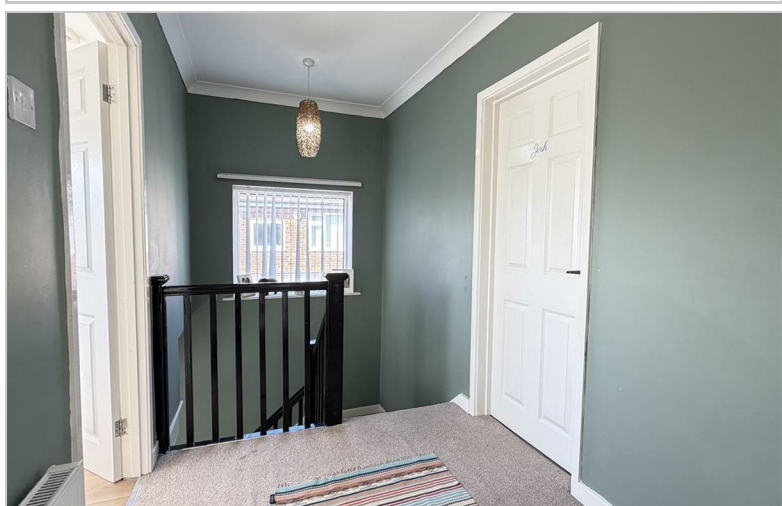
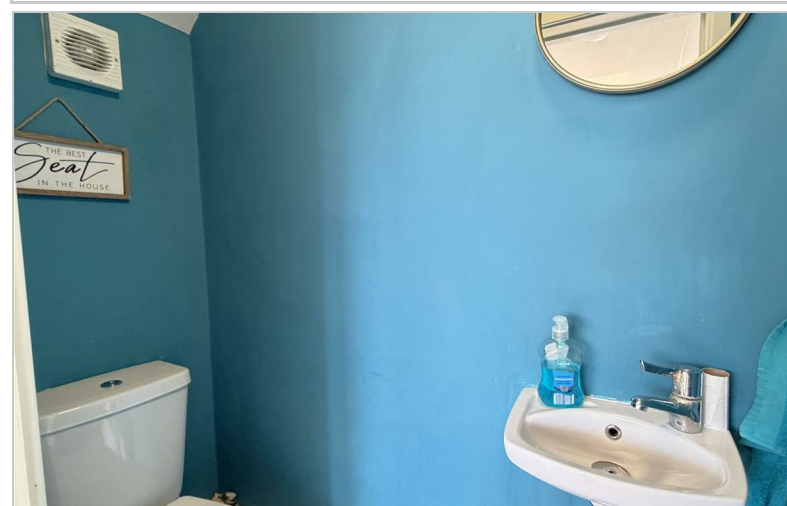
GARAGE

16'2" x 8' (4.93m x 2.44m)

AML PROCEDURE

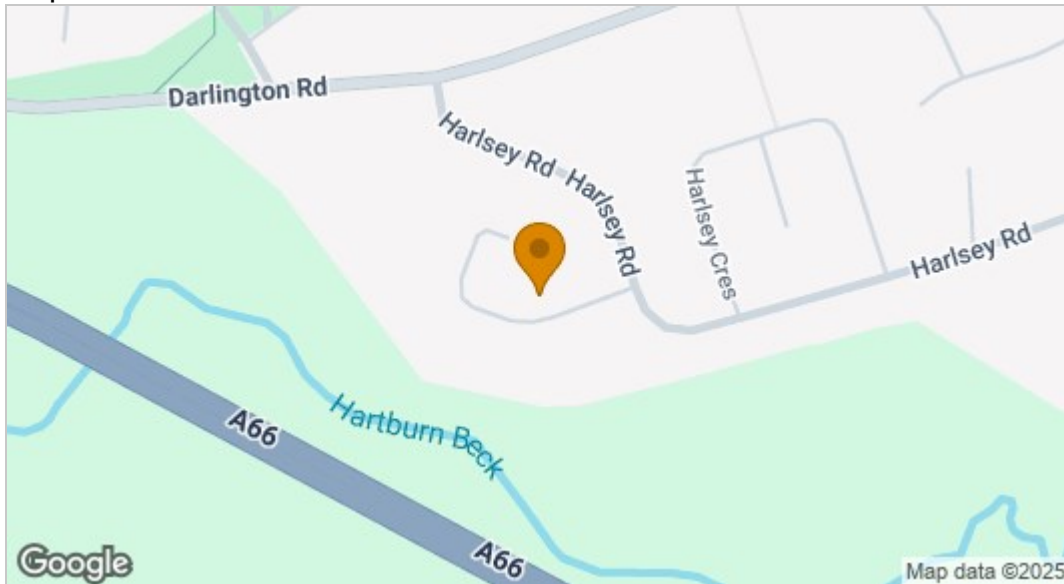
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each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



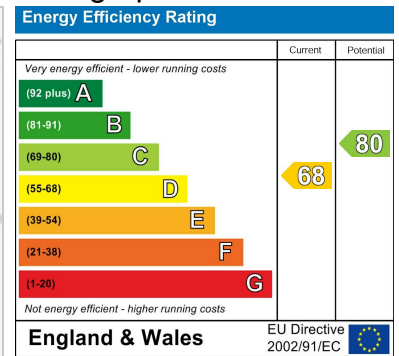




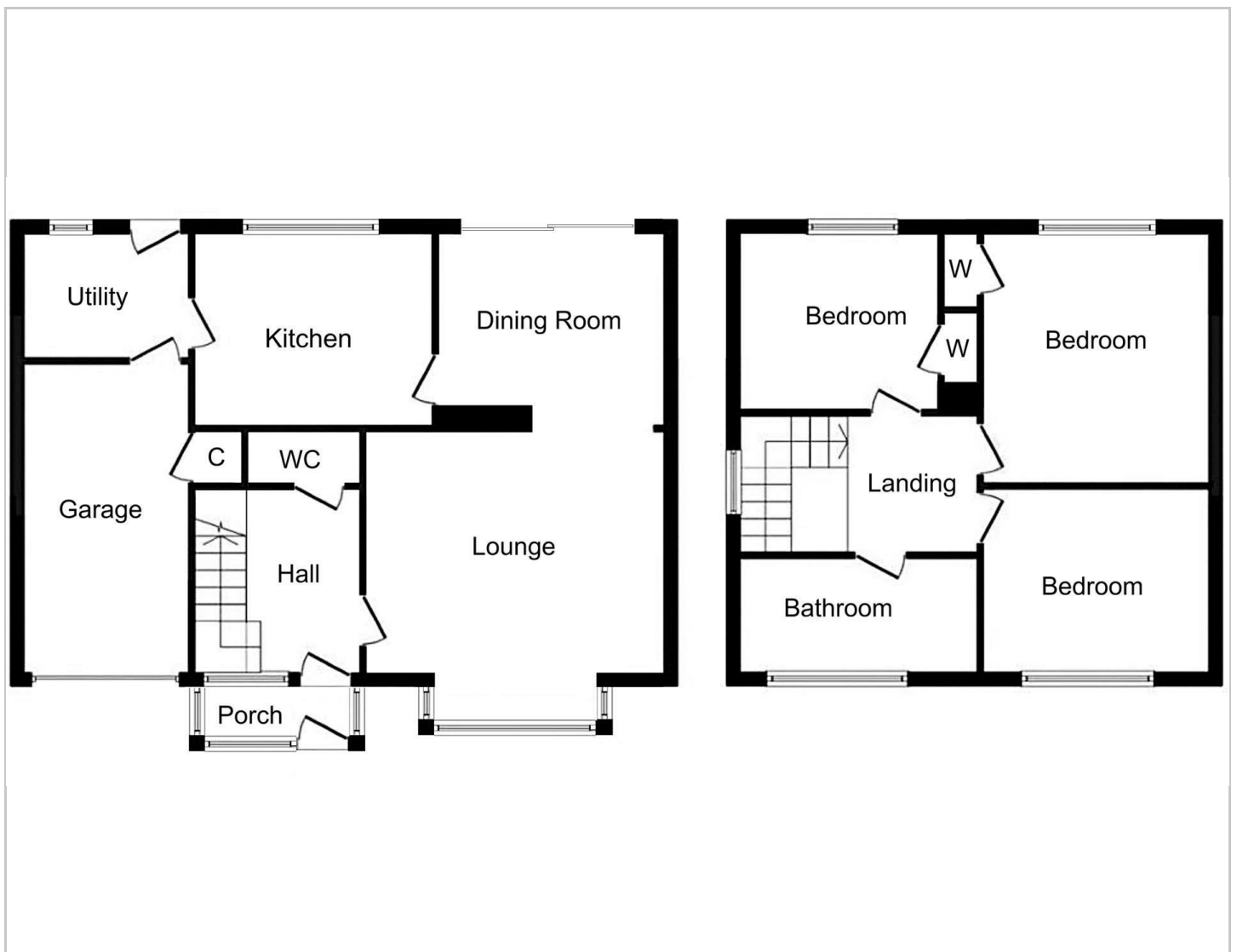
Map



EPC graph



Floor Plan



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 firm's 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

Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk <https://www.gowlandwhite.co.uk/>