



Auckland Way, Hartburn - TS18 5LG



Guide Price £130,000



## Auckland Way, Hartburn

Offers Invited Between £130,000 And £140,000

This charming two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking a cosy residence without the hassle of an onward chain. The property boasts a delightful south-facing rear garden, perfect for enjoying the sunshine and al fresco dining. In addition to the tranquil outdoor space, there is a convenient driveway and garage for off-road parking, ensuring practicality and convenience for residents.

The well-maintained exterior features UPVC double glazing and gas central heating provided by a one year old boiler, offering both comfort and energy efficiency. The accommodation is thoughtfully arranged to include a porch, inviting lounge, kitchen, modern bathroom, spacious dining room, and a conservatory overlooking the garden. The two bedrooms provide comfortable living quarters, making this property a perfect choice for first-time buyers, downsizers, or investors looking for a hassle-free investment. With its blend of indoor comfort and outdoor charm, this bungalow is poised to provide a welcoming retreat for its new owners.

*While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.*

*It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.*

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



**Porch**

2' 4" x 6' 4" (0.70m x 1.94m)

**Lounge**

16' 0" x 12' 0" (4.88m x 3.66m)

**Kitchen**

14' 6" x 5' 11" (4.43m x 1.80m)

**Bathroom**

6' 0" x 6' 2" (1.84m x 1.88m)

**Dining Room**

15' 2" x 9' 1" (4.62m x 2.77m)

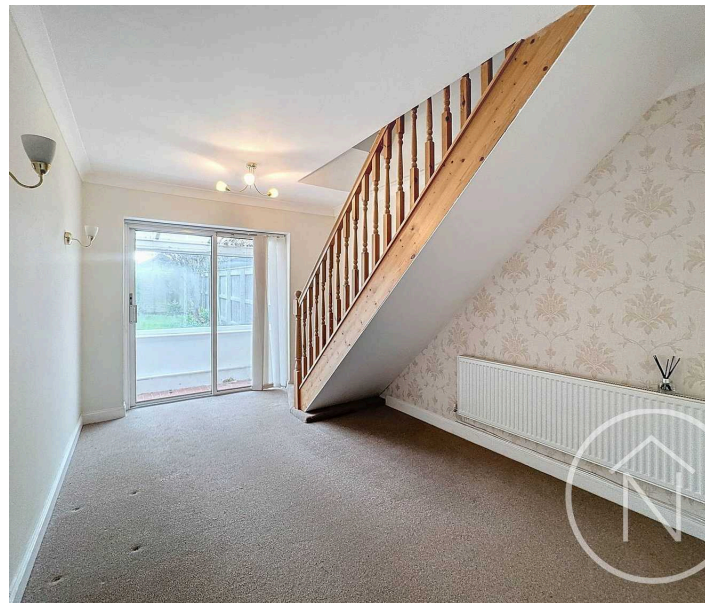
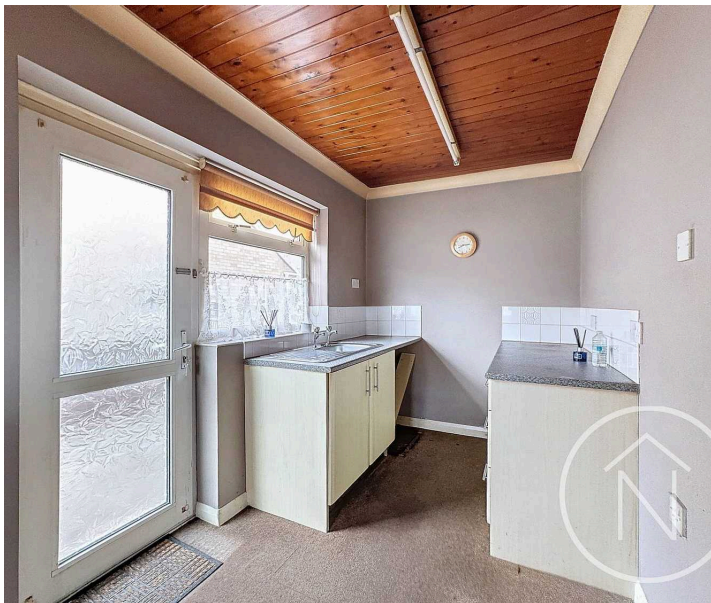
**Bedroom One**

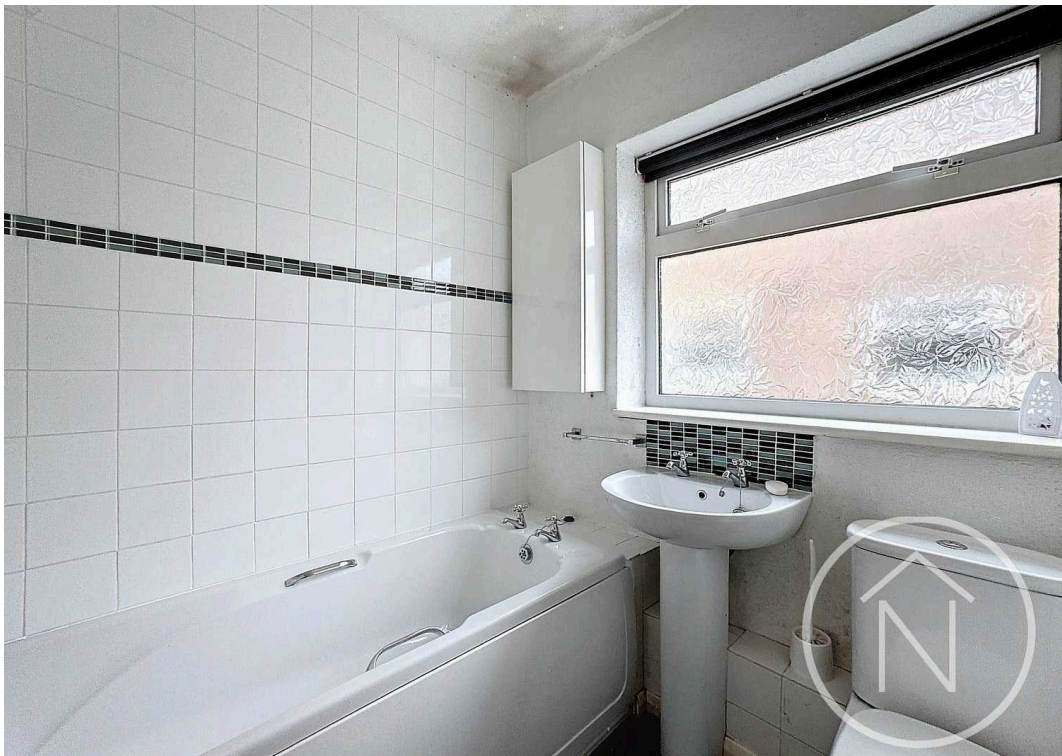
15' 0" x 14' 7" (4.58m x 4.45m)

**Bedroom Two**

10' 4" x 9' 4" (3.14m x 2.85m)

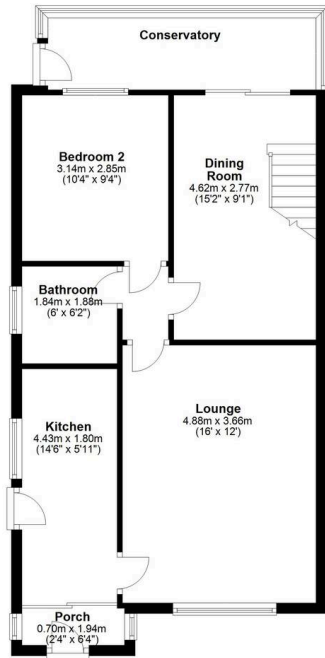
**Conservatory**





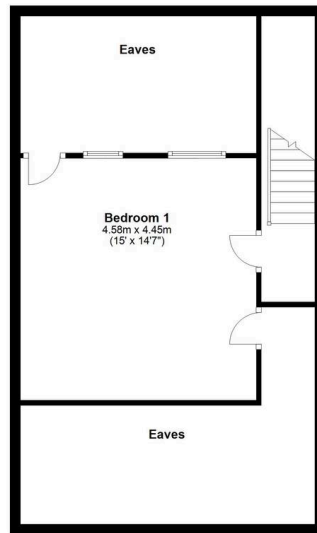
### Ground Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 106.8 sq. metres (1149.1 sq. feet)

Floor plan(s) by Northgate! for illustration purpose only all measurements are approximate.  
Plan produced using FloorUp



## Northgate - Teesside

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