



## 33 Harwood Court

Whitewater Glade, Stockton-On-Tees, TS18 2FE

**Offers in excess of £160,000**



For Sale With The Advantage Of No Onward Chain! An Attractive Three-Bedroom Family Home, The Chatsworth Is Ideal For Modern Living. The Bright Open-Plan Kitchen/Dining Room With French Doors Leading Into The Garden Is Perfect For Entertaining And For Sociable Family Meals. The Front Porch, Downstairs Cloakroom And Two Storage Cupboards Take Care Of Everyday Storage. Plus There's An En Suite To Bedroom One, A Family Bathroom And An Integral Garage.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



**Location:**

From The A1046 Take Marsdon Road Towards Asda Supermarket, Then The First Right Onto Greatham Avenue. Take The First Left At The Mini Roundabout & Follow The Road Ahead To Harwood Court, The Property Sits On The Right-Hand Side.

- Asda Supermarket & Other Retail Shops - 10 Minute Walk
- Durham University Queen Campus - 5 Minute Drive
- Stockton Riverside College - 10 Minute Drive
- Teesside Park - 10 Minute Drive

Distance Times Estimated Using Google Maps.

**Accommodation Comprises:**

**Entrance Porch**

Composite Entrance Door, Door Leading To The Living Room.

**Living Room**

uPVC Double Glazed Window, Radiator, Door Leading To The Inner Hallway.

**Kitchen/Diner**

Fitted With A Range Of Base, Drawer & Wall Units, Worksurface Incorporating & Stainless Steel Sink Unit & Mixer Tap, Built-In Oven, Hob With Overhead Extractor, Space For A Fridge Freezer & Washing Machine, Space For A Dining Table & Chairs, uPVC Double Glazed Window & French Doors, Radiator, Storage Cupboard.

**Inner Hallway**

Door Leading To The W.C, Staircase To The First Floor.

**Cloakroom W.C**

White Wash Hand Basin, W.C, Radiator.

**First Floor Landing**

Spacious Landing With Open Spindle Balustrade & Doors Leading To The Bedrooms & Bathroom.

**Bedroom One**

uPVC Double Glazed Window, Radiator, Door Leading To The En-Suite.

**En-Suite Shower Room**

Fitted With A Walk-In Shower Cubicle, Wash Hand Basin, W.C, Chrome Ladder Style Heated Towel Radiator, Spot Lights To The Ceiling.

**Bedroom Two**

uPVC Double Glazed Window, Radiator.

**Bedroom Three**

uPVC Double Glazed Window, Radiator.

**Family Bathroom**

Fitted With A White Suite Comprising: Paneled Bath, Wash Hand Basin, W.C, Radiator, uPVC Double Glazed Window.

**Loft Space**

Insulated.

**Integral Garage**

Up & Over Door.

**Energy Efficiency Rating: B**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: C**

Council Tax Estimate £1,901

**Disclaimer:**

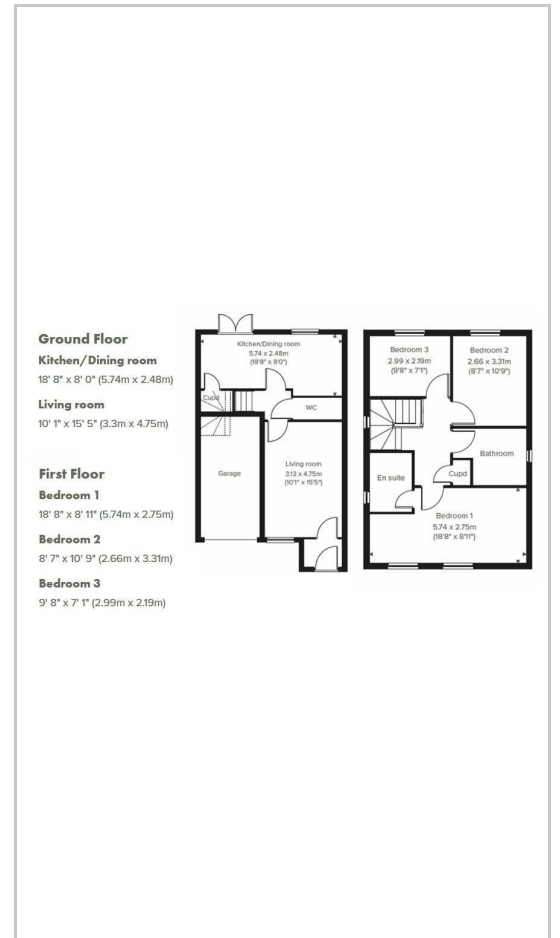
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

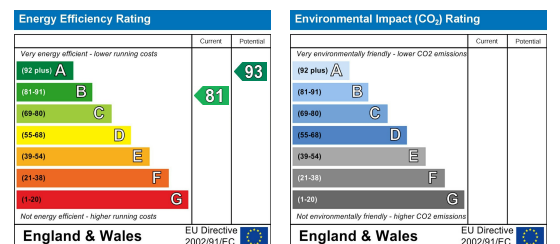
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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