



1 Auckland Way

Hartburn, Stockton-On-Tees, TS18 5LG

£350,000



Do You Want To Run Your Business From Home? Save Money On Increasing Overheads! Or Are You Looking For A Family Home With Ground Floor Self Contained Living Space For A Live In Family Member or Teenager? This Property Benefits From Having A Ground Floor Studio, Kitchen/Living Area, Bedroom & Walk-In Shower Room. Accessible Via A Spacious Entrance Hallway With Wide, Entrance Door, Ideal For Ease Of Access.

Fully Refurbished Throughout In 2014 With Many Improvements & Upgrades. A Valid Electrical EICR Certificate Is In Place Dated 19/2/24. uPVC Double Glazing & Combi Gas Central Heating. Generous Plot With Off-Road Parking For Several Cars Or Motorhome/Campervan. Stunning Rear Garden With Mature Plants, Borders & Trees & Timber Shed.

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:

Auckland Way Is Accessible Via Green Lane, Darlington Road, Oxbridge Lane & Fairfield Road. The Property Sits On The Corner Near Dunedin Avenue.

- Hartburn Primary School - 5 Minute Walk
- Ian Ramsey COE Academy - 8 Minute Walk
- Our Lady & St Bede School - 24 Minute Walk Or 4 Minute Drive
- Stockton Sixth Form College - 28 Minute Walk Or 5 Minute Drive
- The Masham & Hartburn Village - 9 Minute Walk
- Ropner Park, Cafe & Lake - 15 Minute Walk

Distance Times Estimated Using Google Maps.

Internal Accommodation Comprises:

Open Plan Kitchen, Dining & Living Area

9'8" x 12'9" - 12'9" x 31'5" (2.95m x 3.89m - 3.89m x 9.60m)

Fitted With A Range Of Modern Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Oven & Microwave, Gas Hob With Overhead Extractor Fan & Tiled Splashback, Integrated Appliances, Space For A Family Dining Table & Chairs, Living Area, Radiator, Spotlights, Storage Cupboard, uPVC Double Glazed Windows x2 & French Doors x2.

Entrance Hallway

Composite Entrance Door, Storage Cupboard, Leads To Open Plan Kitchen/ Living Area, Bedroom Four & Storage Cupboard.

Ground Floor Family Room & Kitchen Area

17'5" x 8'9" (5.31m x 2.67m)

Fitted With A Range Of Base & Wall Units, Worksurface Incorporating A Sink Unit, Space For Appliances, uPVC Double Glazed French Doors, Storage Cupboard.

Ground Floor Bedroom Four

10'11" x 9'6" (3.35m x 2.92m)

Skylight Window, Radiator.

Ground Floor En-Suite

Fitted With A White Three Piece Suite Comprising: Hand Wash Basin, Shower, W/C, Radiator.

Ground Floor Studio

Fitted With Base, Wall & Drawer Units, Worksurfaces Incorporating Sink Unit & Tap, Radiator, uPVC Double Glazed Skylight, Door To Side Access, French Doors x2 To The Rear.

First Floor Landing

Access To Bedrooms & Storage Cupboard, uPVC Double Glazed Window.

Master Bedroom

12'11" x 9'8" (3.94m x 2.95m)

uPVC Double Glazed Windows, Radiator.

En-Suite Bathroom

7'1" x 6'0" (2.16m x 1.83m)

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

Bedroom Two

11'5" x 12'11" (3.48m x 3.94m)

Storage Cupboard, uPVC Double Glazed Window, Radiator.

En-Suite Shower Room

Fitted With A White Three Piece Suite Comprising: Hand Wash Basin, Shower, W/C, Radiator.

Bedroom Three

9'10" x 9'8" (3.02m x 2.95m)

uPVC Double Glazed Window, Radiator.

En-Suite Shower Room

Fitted With A White Three Piece Suite Comprising: Hand Wash Basin, Shower, W/C, Radiator.

Externally:

Generous Driveway Providing Off-Road Parking, Privacy Hedging, Lawned Gardens Front & Rear.

Construction:

Standard Brick Built Approx 1950-1966

Roof Is Mainly Felt, With A Flat Section Above The Garage Conversion.

Note:

The Rear Garden Has Been Sectioned In Two. The Vendor Is Open To Negotiation On This Aspect Of The Sale. Please Speak With The Agent.

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: D

Estimate - £2,138

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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.

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.

Area Map



Floor Plans



Energy Efficiency Graph

