



233 Harrowgate Lane

Bishopsgarth, Stockton-On-Tees, TS19 8UD

Offers in excess of £125,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession! Priced For A Quick Sale.

One Of The Highlights Of This Lovely Home Is The Extended Rear, Which Has Been Thoughtfully Designed To Create A Generous Open Plan Kitchen/Diner. Imagine Hosting Family And Friends In This Inviting Space, Perfect For Entertaining Or Simply Enjoying A Quiet Meal At Home.

In Addition To The Rear Extension, The Property Also Features A Front Entrance Porch & Garage.

The Interior Of The Property Is Neutrally Decorated, Providing A Blank Canvas For You To Add Your Personal Touch And Make It Truly Yours. The House Also Benefits From Being Gas Safe, Ensuring Your Peace Of Mind When It Comes To Safety And Comfort.



Location:

Situated In A Sought After Location Within Walking Distance To Many Local Amenities & Reputable Schools

- Outwood Academy - 5 Minute Walk
- Hardwick Green Primary School - 15 Minute Walk
- Our Lady & St Bede Catholic Academy - 20 Minute Walk
- University Hospital Of North Tees - 20 Minute Walk
- Sainsburys - 4 Minute Walk
- Tesco Supermarket - 4 Minute Drive
- The Mitre Pub - 1 Minute Walk

Entrance Porch

Entrance Door, uPVC Double Glazed Windows, Leads To Entrance Hallway

Entrance Hallway

Access To Lounge & Staircase To First Floor.

Lounge

Feature Fireplace, Storage Cupboard, uPVC Double Glazed Window, Radiator., Opening Through To The Kitchen.

Open Plan Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Oven, Hob With Overhead Extractor Fan, Moveable Feature Island, Space For Appliances, uPVC Double Glazed Windows x2, French Doors To The Rear.

First Floor Landing

Access To Bedrooms & Bathroom, uPVC Double Glazed Window.

Bedroom One

uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Bathroom

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

Garage

Up & Over Door, Window.

Loft Space

Insulated & Partially Boarded.

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Property Information:

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: B
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: Cable
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: None which our clients are aware of
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None

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.

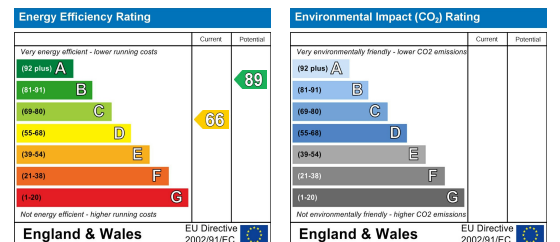
Area Map



Floor Plans



Energy Efficiency Graph



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