



17 Leyburn Grove

Hartburn, Stockton-On-Tees, TS18 5NR

Offers in the region of £350,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession! Nestled In The Charming Leyburn Grove Of Hartburn, This Detached Bungalow Offers A Delightful Retreat For Those Seeking A Peaceful Abode. Boasting Three Reception Rooms, Three Bedrooms, And A Bathroom, This Property Presents A Versatile Layout With The Potential For A Fourth Bedroom, Catering To Various Lifestyle Needs.

The Spacious Accommodation Is A Standout Feature, With A Generously Sized Kitchen And Bathroom That Provide Ample Space For Comfortable Living. The Wrap-Around Gardens Enveloping The Property Offer A Serene Outdoor Escape, Perfect For Relaxing Or Entertaining Guests. Additionally, The Large Driveway Provides Convenient Parking And Enhances The Overall Appeal Of The Residence.

Situated In A Sought-After Cul-De-Sac Location, This Property Not Only Offers Privacy And Tranquillity But Also Ensures A Sense Of Community Within The Neighbourhood. With Its Versatile Layout, Spacious Interiors, And Expansive Outdoor Space, This Bungalow In Leyburn Grove Presents A Wonderful Opportunity To Create A Dream Home In A Desirable Setting.



Location:

From Birkdale Road, Turn Onto Ellerton Road. Leyburn Grove Is The First Left Turn, But Can Also Be Accessed Via Hackfroth Road.

- The Masham, Hartburn Village - 20 Minute Walk, 4 Minute Drive
- Ropner Park, Cafe & Lake - 4 Minute Drive
- One Stop Convenience Store - 5 Minute Walk
- Ian Ramsey CE Academy - 20 Minute Walk
- Hartburn Primary School - 20 Minute Walk
- Holy Trinity Rosehill CE Primary School - 15 Minute Walk

Distance Times Estimated Using Google Maps.

Lounge

17'1" x 13'5" (5.21m x 4.113m)

Feature Fireplace, uPVC Double Glazed French Doors To The Side, Radiator.

Kitchen

17'3" x 13'3" (5.259m x 4.043m)

Fitted With A Range Of Base, Wall & Drawer Units, Granite Work Surfaces Incorporating A Sink Unit & Mixer Tap, Hob, Built In Oven, Dishwasher, Space & Plumbing For A Washing Machine, Potential To Integrate Appliances, uPVC Double Glazed Windows x2 & Composite Entrance Door.

Dining Room

10'3" x 6'11" (3.136m x 2.123m)

uPVC Double Glazed French Doors To The Rear, Radiator.

Family Room

10'5" x 9'3" (3.183m x 2.839m)

uPVC Double Glazed Window, Radiator, Potential For Fourth Bedroom.

Inner Hallway

Access To Kitchen, Lounge, Bedrooms, Bathroom & Loft Space.

Bedroom One

12'11" x 9'11" (3.947m x 3.026m)

uPVC Double Glazed Window, Radiator.

Bedroom Two

12'0" x 10'0" (3.668m x 3.061m)

uPVC Double Glazed Window, Radiator.

Bedroom Three

10'6" x 9'5" (3.203m x 2.885m)

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Four Piece Suite Comprising: Hand Wash Basin, Panelled Bath, Walk In Shower, W/C, Extractor Fan, Radiator, uPVC Double Glazed Windows x2.

Garage

Up & Over Door, Water Tap, Electric Points.

Loft Space

Insulated.

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: Yes

Tax Band: C

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: Single 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

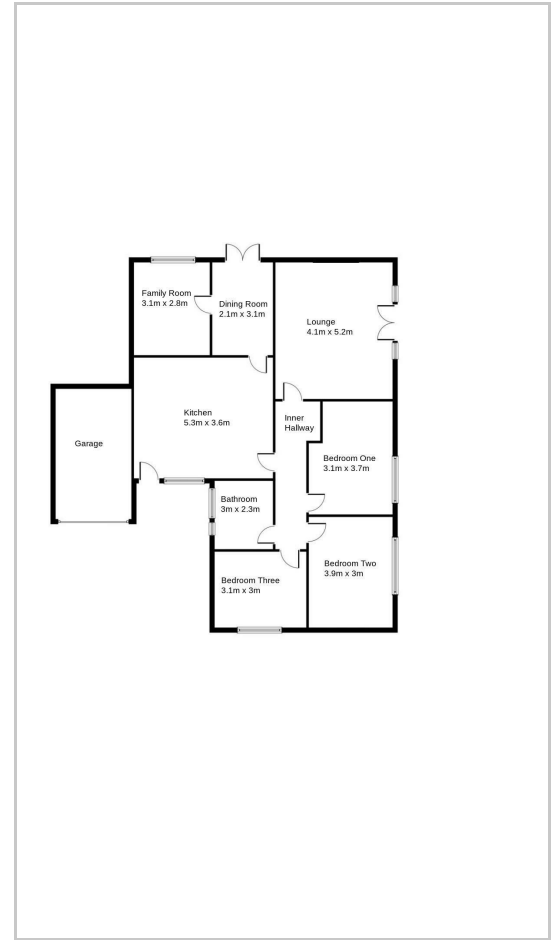
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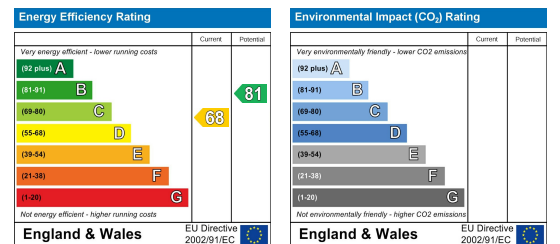
Area Map



Floor Plans



Energy Efficiency Graph



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