



## 70 Surbiton Road

Hartburn, Stockton-On-Tees, TS18 5QE

**Offers in excess of £180,000**



WATCH THE VIDEO! For Sale With The Benefit Of No Chain & Vacant Possession - Boasting A Delightful Living Room, Open Plan Kitchen/Diner, Three Cosy Bedrooms, And A Modern Bathroom. This Property Is The Epitome Of Comfort And Style.

Recently Refurbished To An Impeccable Standard, This Home Is A Dream Come True For Those Seeking A Hassle-Free Move. With A Brand-New Kitchen & Integrated Appliances, Luxurious Bathroom, And Plush Carpets Throughout, Every Corner Exudes Elegance And Sophistication. The Fresh Decor Adds A Touch Of Contemporary Flair, While The Media Wall In The Living Room Is Perfect For Cosy Nights In With Loved Ones.

Outside, The Newly Laid Block Paved Driveway Offers Convenient Parking, Ensuring You Never Have To Worry About Finding A Space. Additionally, The Detached Garage Presents An Exciting Opportunity For



## Note

The Vendor Informs Us The Property Benefits From New Radiators Served By A Serviced Gas Combi Boiler With Gas Safe Certification. Boiler Install Date 12th December 2018 - Certificate No. 18677315 - Electrical Upgrades With A Valid EICR Test Certificate.

## Location

Positioned On The Outskirts Of Hartburn, From Killinghall Grove Take A Turn Onto Surbiton Road & The Property Is Located On The Left-Hand Side.

Fairfield Primary School - 14 Minute Walk/4 Minute Drive  
Limbrick Avenue Play Area - 14 Minute Walk/4 Minute Drive  
Ian Ramsey CE Academy - 12 Minute Walk/3 Minute Drive  
Our Lady & St Bede School - 28 Minute Walk/6 Minute Drive  
The Penny Black - 11 Minute Walk  
Hartburn Village, Shops, Cafe's & Bars - 5 Minute Drive

Distance Times Estimated Using Google Maps.

## Entrance Hallway

Entrance Door, Radiator, Doors Leading To The Living Room & Kitchen/Diner, Understairs Storage, Staircase To The First Floor.

## Living Room

13'9" x 11'1" (4.19m x 3.38m)

Feature Media Wall, uPVC Double Glazed Window, Radiator.

## Kitchen/Diner

9'10" x 18'8" (3.00m x 5.69m)

Fitted With A Range Of New Base, Drawer & Wall Units, Worksurface Incorporating A Sink Unit & Mixer Tap, Built-In Oven & Hob With Overhead Extractor Fan, Integrated Fridge Freezer & Washing Machine, Breakfast Bar, Space For A Dining Table & Chairs, Radiator, Door Leading To The Conservatory.

## Conservatory

7'2" x 11'5" (2.18m x 3.48m)

uPVC Double Glazed Windows & Doors.

## First Floor Landing

uPVC Double Glazed Window, Doors Leading To The Bedrooms & Bathroom.

## Bedroom One

10'9" x 12'1" (3.28m x 3.68m)

uPVC Double Glazed Window, Radiator.

## Bedroom Two

10'9" x 11'1" (3.28m x 3.38m)

uPVC Double Glazed Window, Radiator.

## Bedroom Three

6'6" x 9'2" (1.98m x 2.79m)

uPVC Double Glazed Window, Radiator.

## Family Bathroom

6'6" x 6'2" (1.98m x 1.88m)

Fully Tiles With New White Three Piece Suite Comprising, Bath With Waterfall Shower \over & Screen, Vanity Hand Wash Basin, W.C, Ladder Style Towel Radiator. uPVC Double Glazed Window.

## Loft Space

Insulated.

## Detached Garage

Manual Roller Door, Power Supply, Room For A Workbench, Window, Side Access Door To The Garden.

## Energy Efficiency Rating - D

The Full Energy Efficiency Certificate Is Available On Request. Improvements Have Been Made To The Property Since The Last Assessment Which May Have Affected The Rating.

## Property Information

Tenure: Freehold

Local Authority: Stockton 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

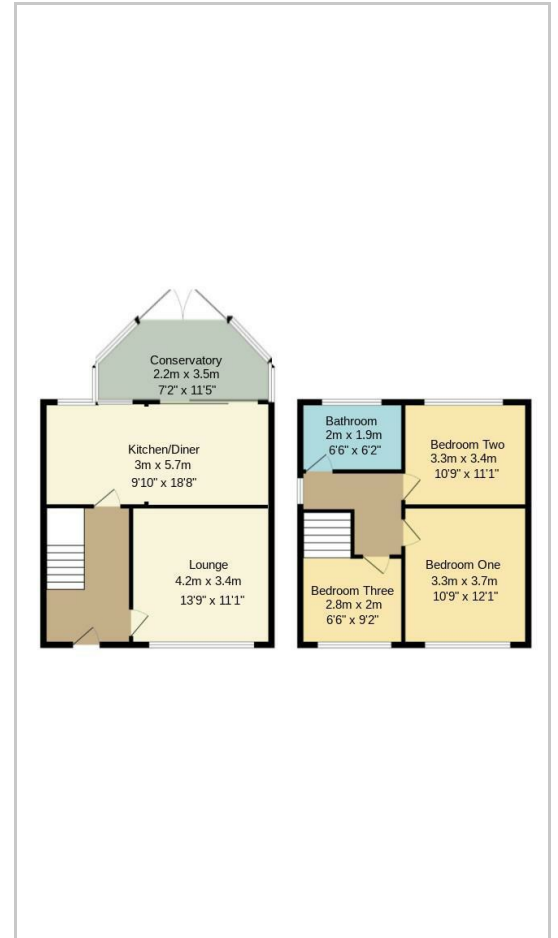
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation 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

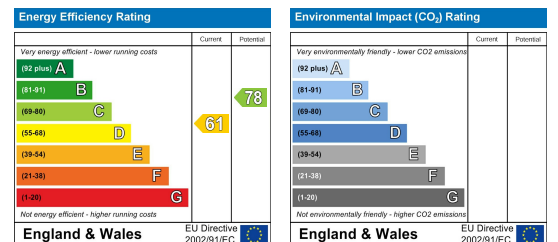
## Area Map



## Floor Plans



## Energy Efficiency Graph



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