



34 Hilden Park

Ingleby Barwick, Stockton-On-Tees, TS17 5AJ

£220,000



Immaculately Presented Throughout And Ready To Move Straight Into, This Stunning Modern Detached Home Offers Spacious And Versatile Accommodation Across Three Floors, Perfect For Family Living. Situated On A Highly Sought-After Development Built In 2008, The Property Combines Stylish Design, Quality Fixtures And Fittings, And A Practical Layout To Suit A Range Of Buyers.



Full Description

The Ground Floor Features A Welcoming Entrance Hallway Leading To A Modern Kitchen Fitted With Contemporary Units, Appliances, And Breakfast Bar. The Spacious Lounge To The Rear Enjoys French Doors Opening Out To The Garden, Creating A Light And Airy Atmosphere, While A Ground Floor W/C Adds Everyday Convenience.

To The First Floor Are Three Well-Appointed Bedrooms And A Modern Family Bathroom, While The Top Floor Is Dedicated To The Master Suite, Boasting A Generous Bedroom, Dressing Room, And A Luxurious En-Suite Shower Room, Offering The Perfect Private Retreat.

Externally, The Home Benefits From A South-Facing Rear Garden Featuring A Lawn And Patio Seating Area, Ideal For Outdoor Relaxation And Entertaining. A Detached Garage With An Apex Roof Provides Excellent Storage Or Potential For Conversion (STPP), And A Driveway Offers Off-Road Parking For Multiple Vehicles.

Further Benefits Include A New Boiler (Installed Last Year) With Hive Smart Controls, Double Glazing, And Gas Central Heating Throughout.

Located In A Desirable Part Of Ingleby Barwick, The Property Is Close To Highly Regarded Schools, Local Amenities, And Major Transport Links — Making It The Ideal Choice For Families Or Professionals Seeking A Move-In Ready Home In A Prime Location.

Location

Situated In The Sought-After Ingleby Barwick Area, Hilden Park Offers A Modern Home In A Peaceful Yet Well-Connected Neighbourhood. The Location Is Ideal For Families, With Excellent Schools, Shops, And Leisure Facilities Nearby, Along With Easy Access To Major Transport Routes Including The A19 And A66.

- Myton Park Primary School – 5 Minutes’ Walk
- All Saints Church Of England Academy (Secondary) – 7 Minutes’ Walk
- Ingleby Barwick Community Hub & Library – 10 Minutes’ Walk
- Ingleby Barwick Tesco Superstore & Local Shops – 4 Minutes’ Drive
- Broom Hill Park – 5 Minutes’ Walk
- Thornaby Railway Station – 8 Minutes’ Drive
- Teesside Park Shopping Centre – 10 Minutes’ Drive
- Access To A19 / A66 – 5 Minutes’ Drive

Note

Please Find The Attached Brochure With Material Information For Buyers.

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.

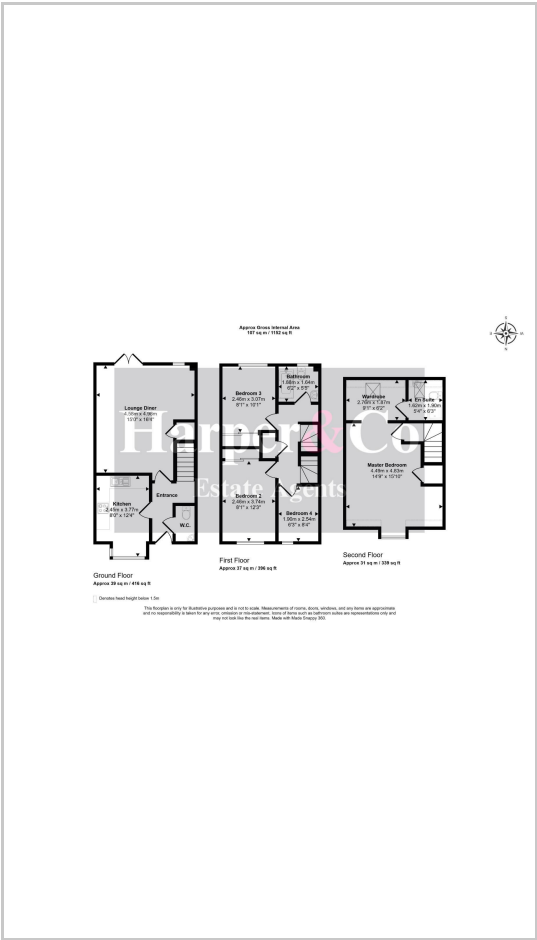
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

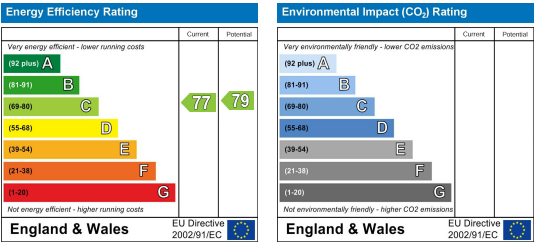
Area Map



Floor Plans



Energy Efficiency Graph



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.