



## Port Sunlight Grove, Hardwick, Stockton-On-Tees, TS19 8LE

An end-terraced home offered for sale with no onward chain, this property is an ideal first purchase or investment, positioned within easy reach of local shops, everyday amenities and the University Hospital of North Tees. Neutrally decorated throughout, it offers a practical layout and modern comforts that will appeal to a wide range of buyers.

The ground floor begins with an entrance hall leading to a cloakroom/WC and a spacious kitchen/dining room fitted with a good range of units, integrated oven and hob, and a dishwasher. To the rear, the lounge with French doors opens directly onto the garden.

Upstairs, there are three bedrooms and a family bathroom with a white suite, while the master bedroom benefits from its own en-suite shower room. The home is uPVC double glazed and gas centrally heated.

Externally, the property includes allocated off-street parking, and the rear garden provides outdoor space to enjoy.

A straightforward, chain-free purchase in a convenient location, ready for its next owner to move in or let out.

£135,000



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## HALLWAY

## LOUNGE

15'1" x 12'2" (4.60 x 3.71)

## KITCHEN DINER

15'1" x 8'2" (4.60m x 2.49m)

## DOWNSTAIRS WC

6'6" x 2'10" (1.98m x 0.86m)

## LANDING

## BEDROOM ONE

11'4" x 10'10" (3.45m x 3.30m)

## ENSUITE

8'3" x 3'5" (2.51m x 1.04m)

## BEDROOM TWO

10'4" x 8'1" (3.15m x 2.46m)

## BEDROOM THREE

9'3" x 6'8" (2.82 x 2.03)

## BATHROOM

8'1" x 5'11" (2.46m x 1.80m)

## AML PROCEDURE

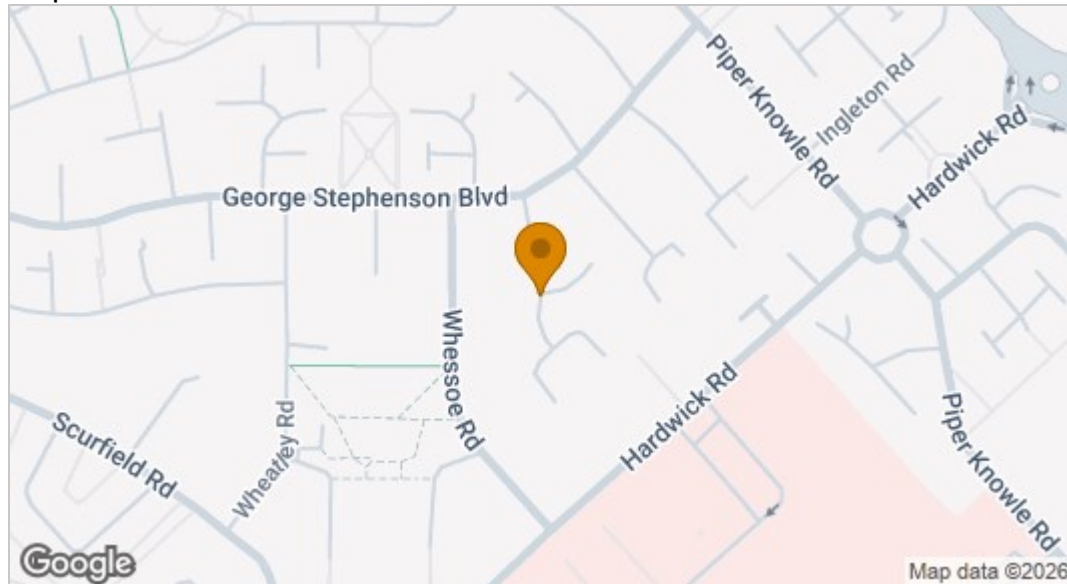
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



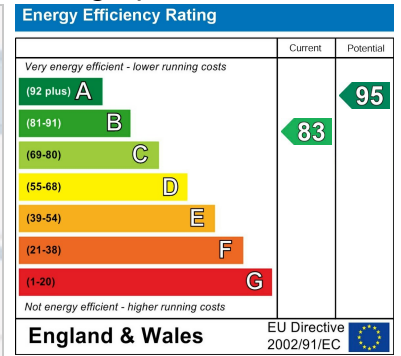




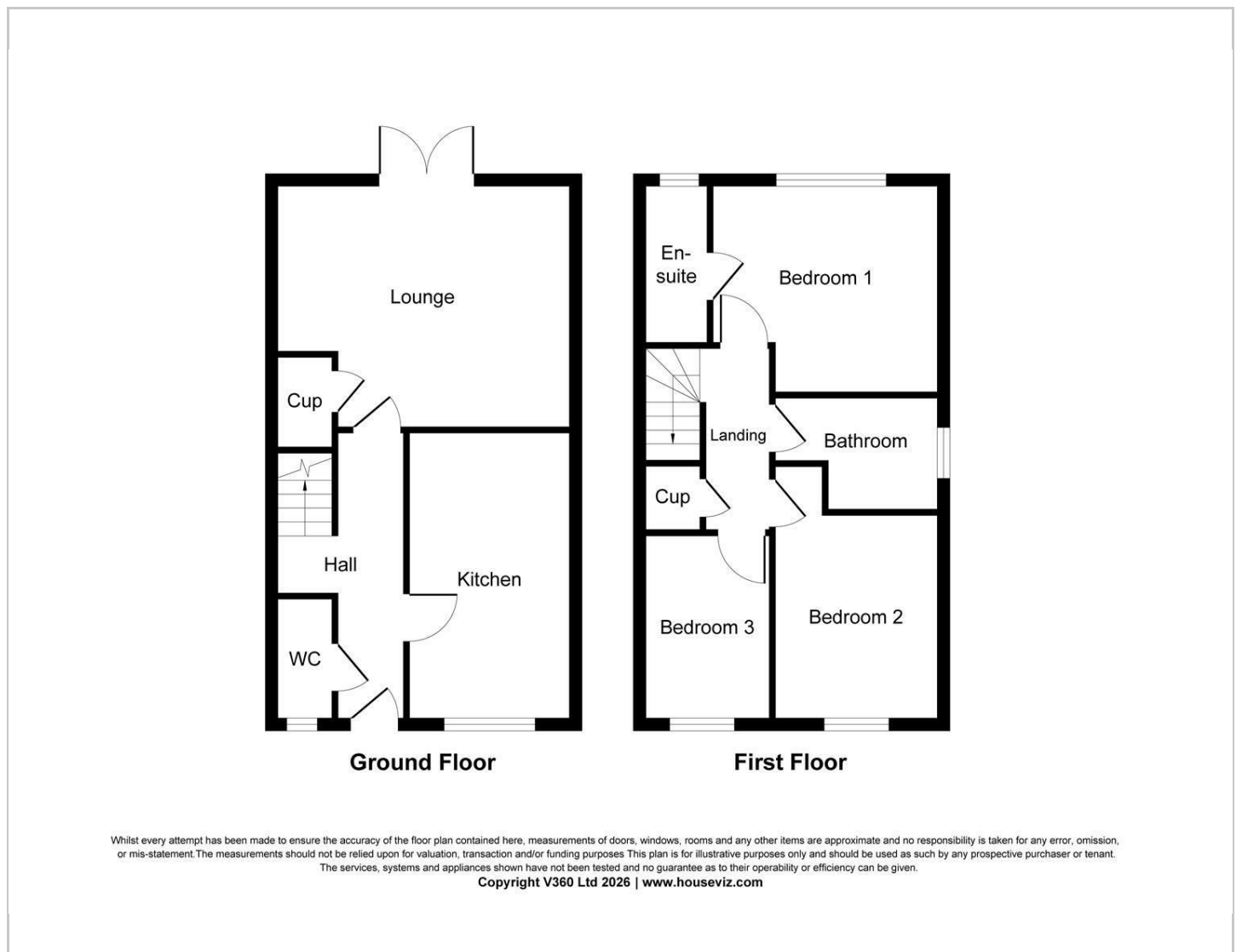
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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