



13 Hartburn Mews

Hartburn, Stockton-On-Tees, TS18 5HZ

Offers over £120,000



A Well Presented Two Bedroom Ground Floor Apartment Situated Within A Prime And Highly Sought After Location, Offering Spacious Open Plan Living, Beautifully Maintained Communal Gardens, Allocated Parking, And The Advantage Of No Onward Chain With Vacant Possession.



Full Description

This Attractive Two Bedroom Ground Floor Apartment Presents An Excellent Opportunity For First Time Buyers, Downsizers, Or Investors Seeking A Well Located And Easily Accessible Home.

Positioned Within A Desirable Development, The Property Benefits From Its Ground Floor Setting, Providing Convenient Access Without The Need For Stairs, Making It Ideal For A Wide Range Of Buyers.

Internally, The Apartment Features A Bright And Airy Open Plan Lounge And Dining Area, Creating A Sociable And Versatile Living Space. A Standout Feature Is The Presence Of Two Sets Of French Doors, Allowing Natural Light To Flood The Room While Providing Direct Access And Views Towards The Surrounding Gardens.

The Accommodation Comprises Two Well Proportioned Bedrooms, Alongside A Modern Kitchen Area Seamlessly Integrated Into The Open Plan Layout, And A Bathroom Serving The Property.

Externally, Residents Can Enjoy Beautifully Maintained Communal Gardens, Offering A Peaceful And Green Setting. The Property Also Benefits From Allocated Parking, Ensuring Convenience And Practicality.

Offered To The Market With No Onward Chain And Vacant Possession, This Property Is Ready For Immediate Occupation And Represents A Fantastic Opportunity In A Prime Location.

Location

Situated Within The Highly Regarded Hartburn Area Of Stockton-On-Tees, This Property Enjoys A Quiet Cul-De-Sac Setting Within A Small, Modern Development. Hartburn Is Well Known For Its Strong Community Feel, Excellent Local Schooling, And Convenient Access To A Range Of Amenities Including Shops, Cafés, And Transport Links. Stockton Town Centre, Thornaby, And Eaglescliffe Are All Easily Accessible, While Nearby Green Spaces Provide Pleasant Walks And Outdoor Enjoyment, Making This An Ideal Location For Both First Time Buyers And Professionals Alike.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Leasehold Information

Management Company: Harbottle Management Company
 Remaining Lease: 108 Years
 Ground Rent: £150 annually
 Service Charge: £1282.73 For 2025

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.

Some Photographs May Have Been AI Enhanced For Presentation Purposes (For Example, De-Cluttering). Images Should Be Treated As Illustrative Only And Not Relied Upon As An Accurate Representation.

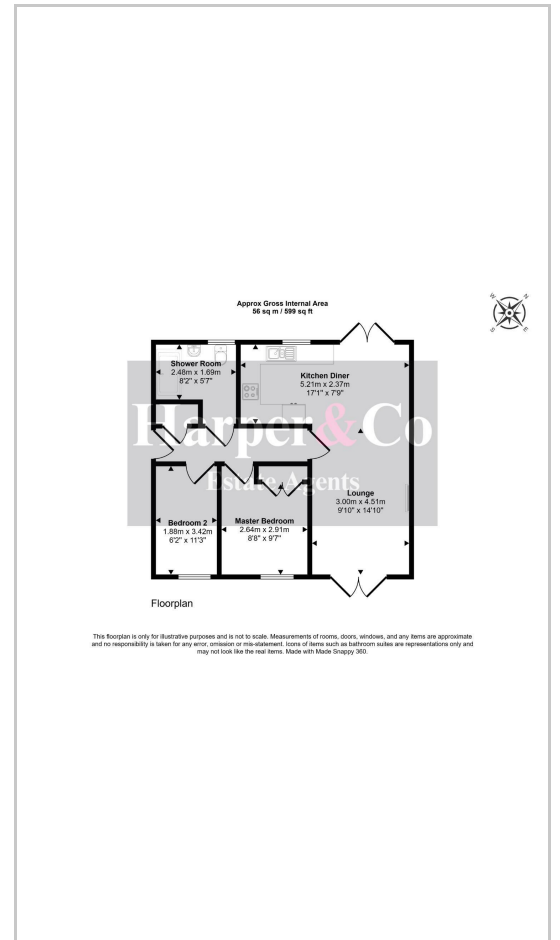
Money Laundering Notice

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

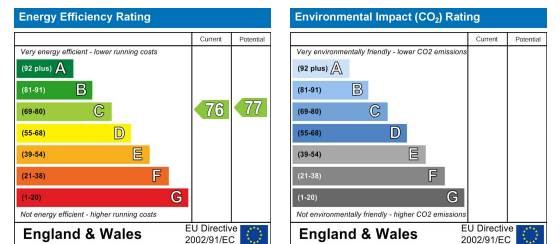
Area Map



Floor Plans



Energy Efficiency Graph



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