



## Fleming Close, Hardwick, Stockton-On-Tees, TS19 8PQ

This EXTENDED semi-detached home offers generous living space. Formerly a three bedroom property, it has been thoughtfully reconfigured to provide two spacious double bedrooms, creating an airy and comfortable feel throughout. The ground floor benefits from a well planned extension, enhancing the flow and functionality of the living spaces.

The accommodation begins with an inviting entrance hall with downstairs wet room/WC and leading into a cosy lounge featuring a log burner and open staircase. To the rear, the extended kitchen/dining area with a twin bowl Belfast sink and breakfast bar, complete with French doors opening onto a low maintenance rear garden, ideal for relaxing or entertaining. The property also enjoys a neat front garden with a winding path and a brick wall, adding to its kerb appeal.

Upstairs, there are two generous double bedrooms, the main including built in wardrobes, and a well appointed bathroom fitted with a shower over the bath. Additional benefits include gas central heating and double glazing.

The rear garden is low maintenance with a concrete print patio and a large shed.

Situated within easy reach of local shops, everyday amenities, Newham Grange Park, and the University Hospital of North Tees, this home offers both practicality and lifestyle appeal. A superb purchase for first time buyers or for investors seeking a rental opportunity.

£145,000



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## HALL

## LOUNGE

15'8" x 13'5" (4.78m x 4.09m)

## KITCHEN/DINING ROOM

13'1" x 19'3" (3.99m x 5.87m)

## WETROOM/WC

5'9" x 4'5" (1.75m x 1.35m)

## LANDING

## BEDROOM ONE

13'6" x 8'7" (4.11m x 2.62m)

## BEDROOM TWO

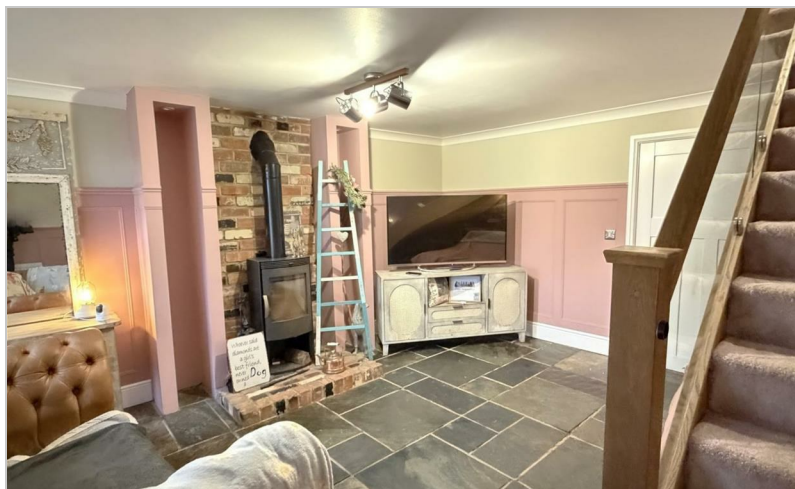
13'5" x 7'1" (4.09m x 2.16m)

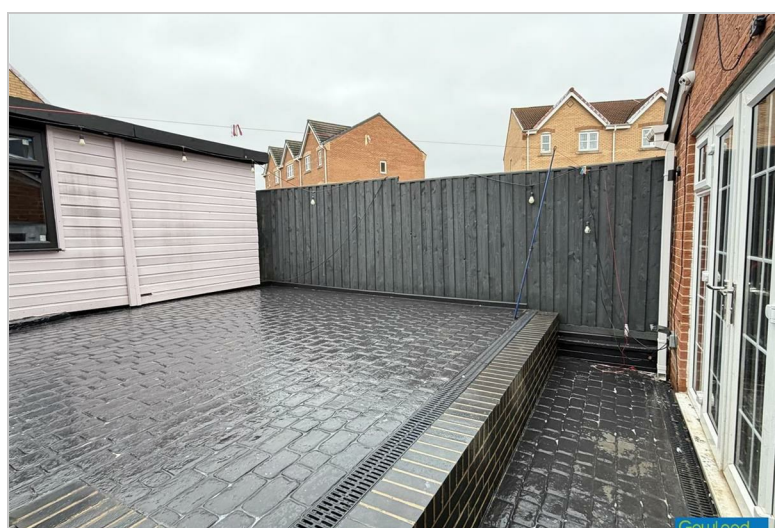
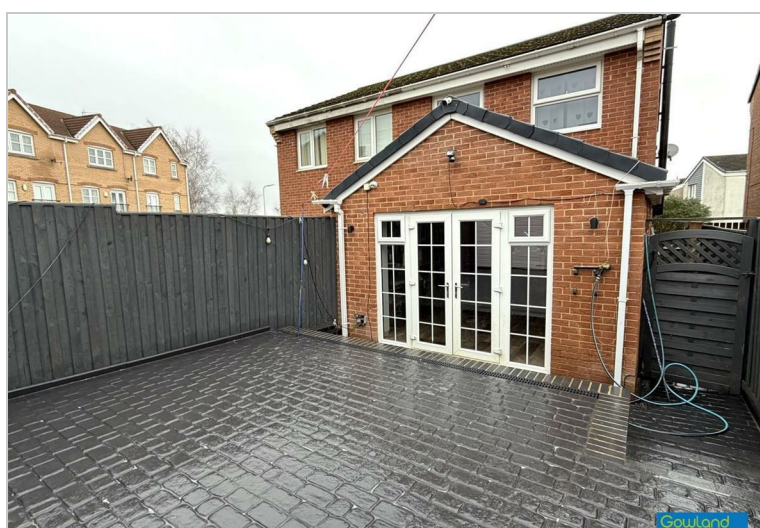
## BATHROOM

7'4" x 5'2" (2.24m x 1.57m)

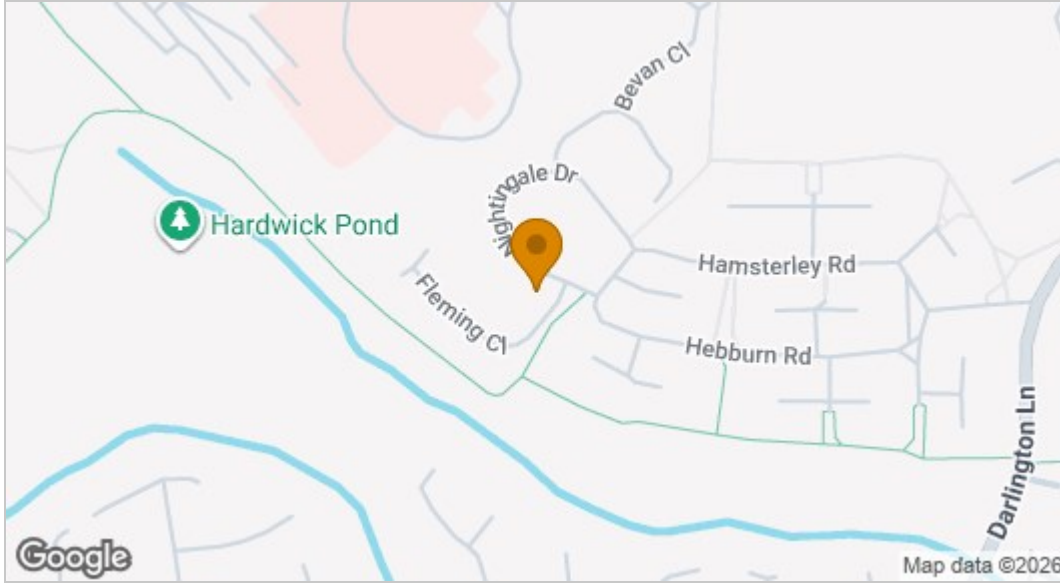
## AML PROCEDURE

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.

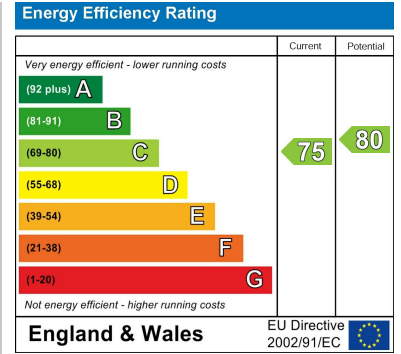




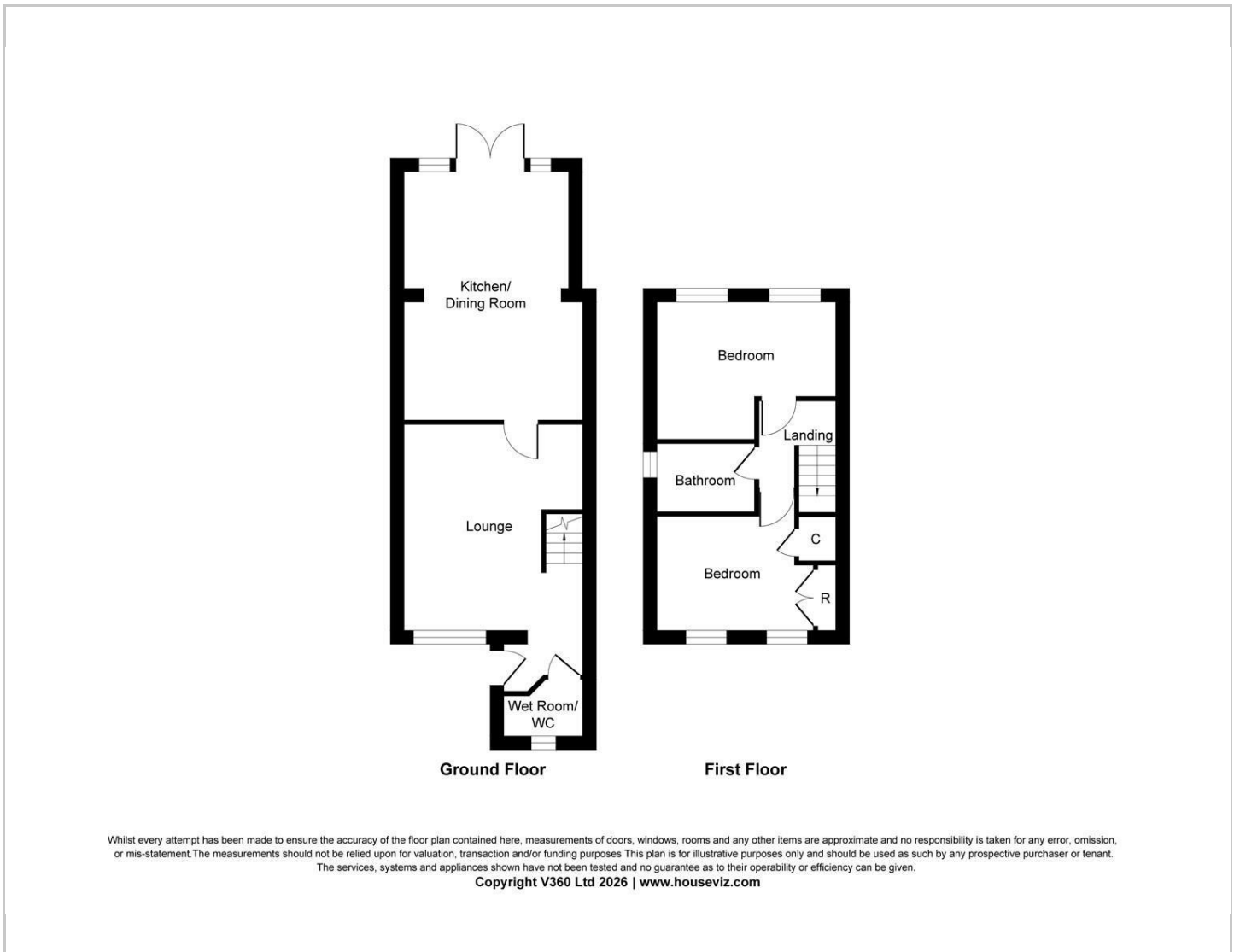
## Map



## 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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