



For sale with no forward chain and vacant possession, this spacious and well-presented three-bedroom semi-detached house is located in the highly desirable residential area of Hartburn, Stockton-on-Tees. Perfectly suited to first-time buyers, young families, or investors alike, the property offers a fantastic opportunity to purchase a home in a sought-after location with strong potential for future value growth.

The ground floor welcomes you with a bright entrance hallway that leads into a generously sized open-plan lounge and dining area, ideal for modern family living and entertaining. Large windows to both the front and rear aspects allow plenty of natural light to flood the space, creating a warm and inviting atmosphere. The fitted kitchen is well-equipped with a range of wall and base units, providing ample storage and worktop space, with access to the rear garden for added convenience.

Upstairs, the property offers three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for various needs such as home office space or guest rooms. The family bathroom is neutrally decorated and fitted with a three-piece suite, with scope for modernisation to suit personal taste.

Externally, the property boasts a private driveway offering off-street parking, a detached garage for additional storage or vehicle use, and established gardens to both the front and rear. The rear garden, in particular, offers a pleasant outdoor space ideal for children, pets, or summer entertaining, with plenty of scope for further landscaping or extension (subject to planning).

Rainton Grove, Hartburn, Stockton-On-Tees, TS18 5PS

3 Bed - House - Semi-Detached

£165,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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HALLWAY

6'1" x 14'4" (1.867m x 4.386m)

Carpet, under stairs cupboard, storage cupboard and coved ceiling.

LOUNGE/DINER

25'9" x 12'4" (7.864m x 3.777m)

Carpet, coved ceiling, double glazed bay window to front aspect, fire and surround, two radiators and double glazed double doors to rear aspect.

KITCHEN

6'1" x 14'4" (1.867m x 4.386m)

Double glazed window to rear aspect, uPVC double glazed door to side aspect, extractor cooker hood, part tiling, sink and drainer.

LANDING

Carpet, double glazed window to side aspect, carpet flooring and loft access.

BEDROOM 1

11'10" x 12'10" (3.624m x 3.929m)

Double glazed window to front aspect, two built-in wardrobes, radiator and carpet flooring.

CUPBOARD

6'0" x 9'11" (1.830m x 3.028m)

BEDROOM 2

Double glazed window to rear aspect, radiator and carpet.

BEDROOM 3

7'10" x 8'9" (2.412m x 2.688m)

Double glazed window to front aspect, carpet, radiator and storage cupboard.

BATHROOM

8'6" x 5'8" (2.593m x 1.734m)

Double glazed window to rear aspect, bath, shower, wash hand basin, WC, heated towel rail, fully tiled and coved ceiling.

OUTSIDE

The front garden is lawned with driveway and garage and the rear garden is mainly laid to lawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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