



## Auckland Way, Hartburn, Stockton-On-Tees, TS18 5LB

Situated in the highly sought after area of Hartburn, this beautifully presented three bedroom semi-detached property has been thoughtfully refurbished over the past two years to an exceptional standard, offering truly “walk-in” accommodation ideal for a range of buyers.

The home benefits from gas central heating and double glazing throughout, along with a number of high quality upgrades including a stylish refitted kitchen and bathroom, new carpets, and elegant internal oak doors.

The ground floor welcomes you with a bright entrance hallway featuring engineered wood flooring, leading through to a comfortable lounge complete with an electric feature fireplace. To the rear, the standout feature of the home is the impressive open-plan kitchen/dining room, fitted with a range of integrated appliances including a dishwasher, microwave, two ovens, and hob. A central island, quartz work surfaces with a drop in sink, and double French doors opening onto the rear garden create a perfect space for both everyday living and entertaining.

To the first floor, the property offers a landing leading to three bedrooms and a contemporary refurbished shower room, complete with a walk-in double shower and rainfall shower fitting.

Externally, the property enjoys a lawned garden and driveway to the front, while to the rear there is a good size garden offering a fair level of privacy and featuring a lawn and two patio areas - ideal for outdoor dining and relaxation. The property also benefits from external CCTV for added peace of mind.

Offered for sale with no onward chain, this is a superb opportunity to acquire a high quality home in a prime residential location.

£205,000



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HALLWAY

LOUNGE

12'11" x 10'3" (3.94m x 3.12m)

KITCHEN/DINING ROOM

16'7" x 10'8" (5.05m x 3.25m)

LANDING

BEDROOM ONE

13' x 9'9" (3.96m x 2.97m)

BEDROOM TWO

10'8" x 9'10" (3.25m x 3.00m)

BEDROOM THREE

9'11" x 6'5" (3.02m x 1.96m)

SHOWER ROOM

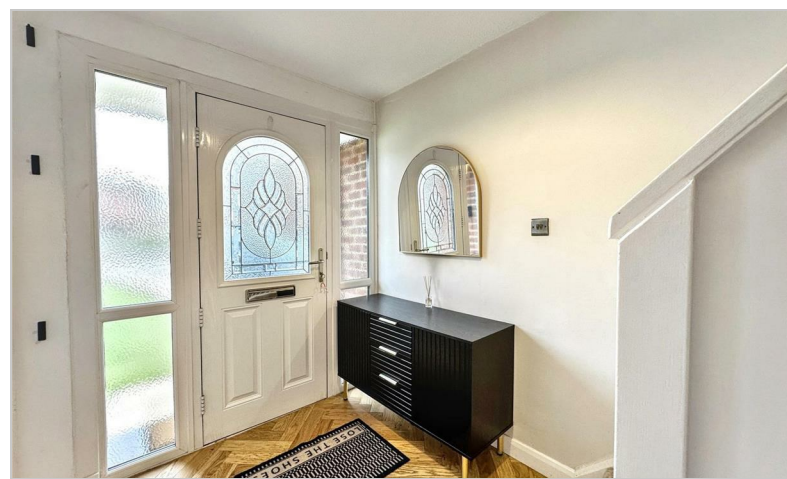
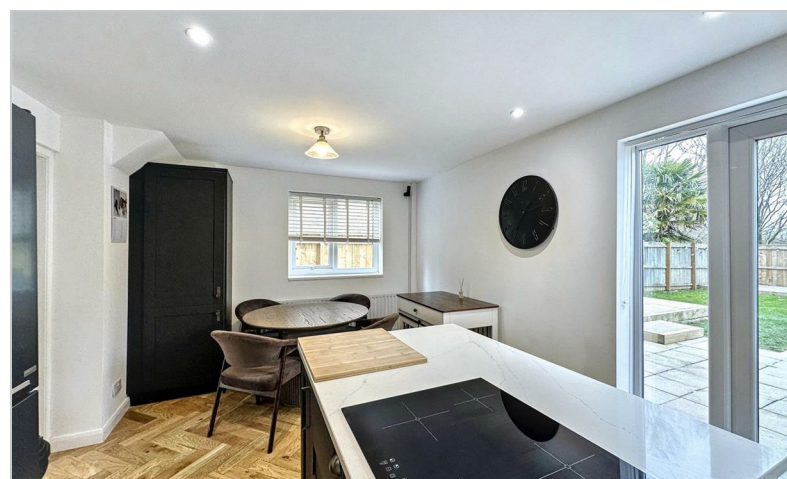
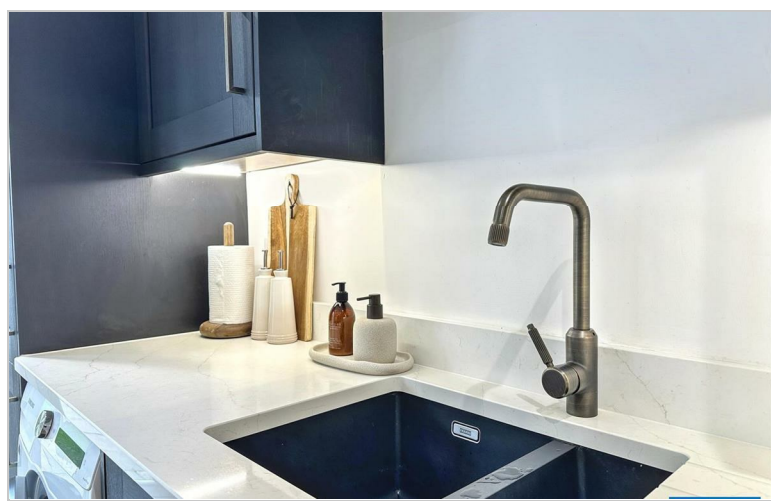
6'3" x 5'7" (1.91m x 1.70m)

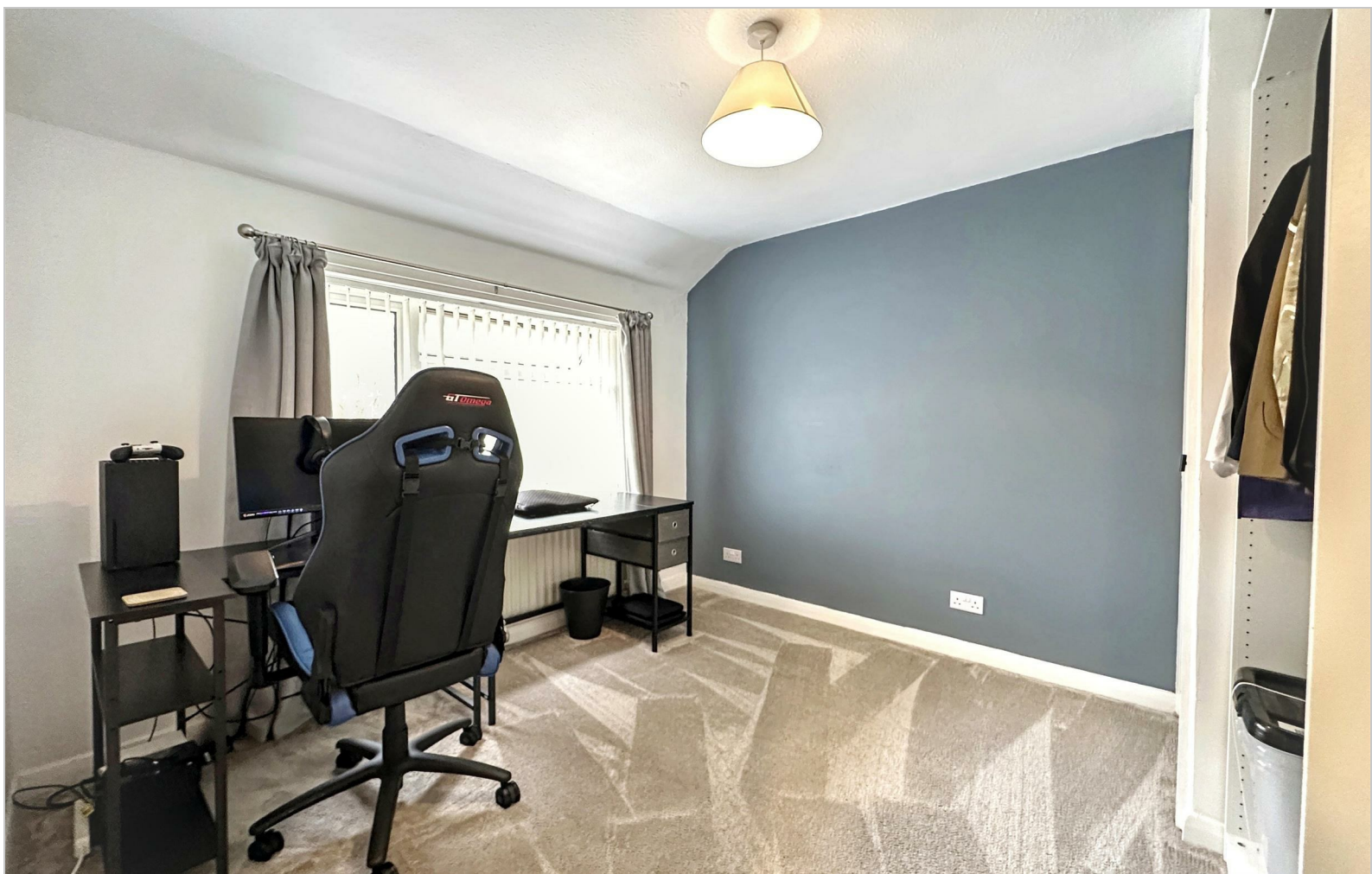
AML PROCEDURE

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.

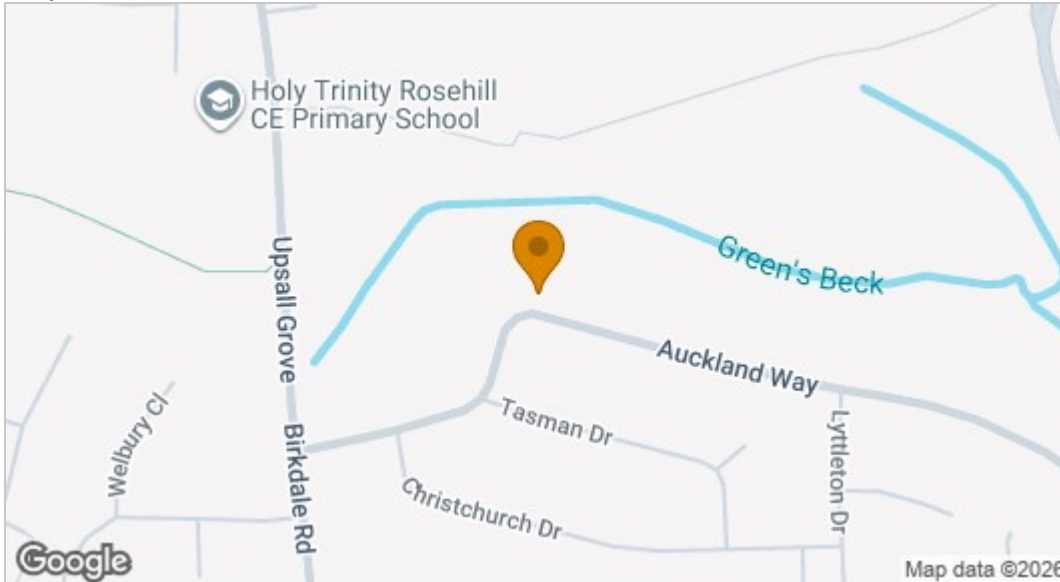


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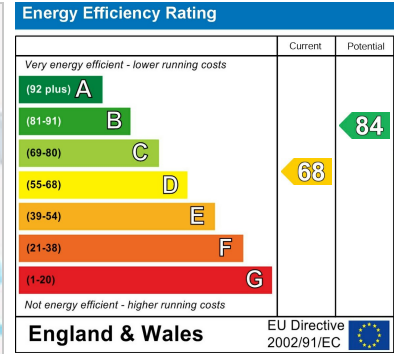




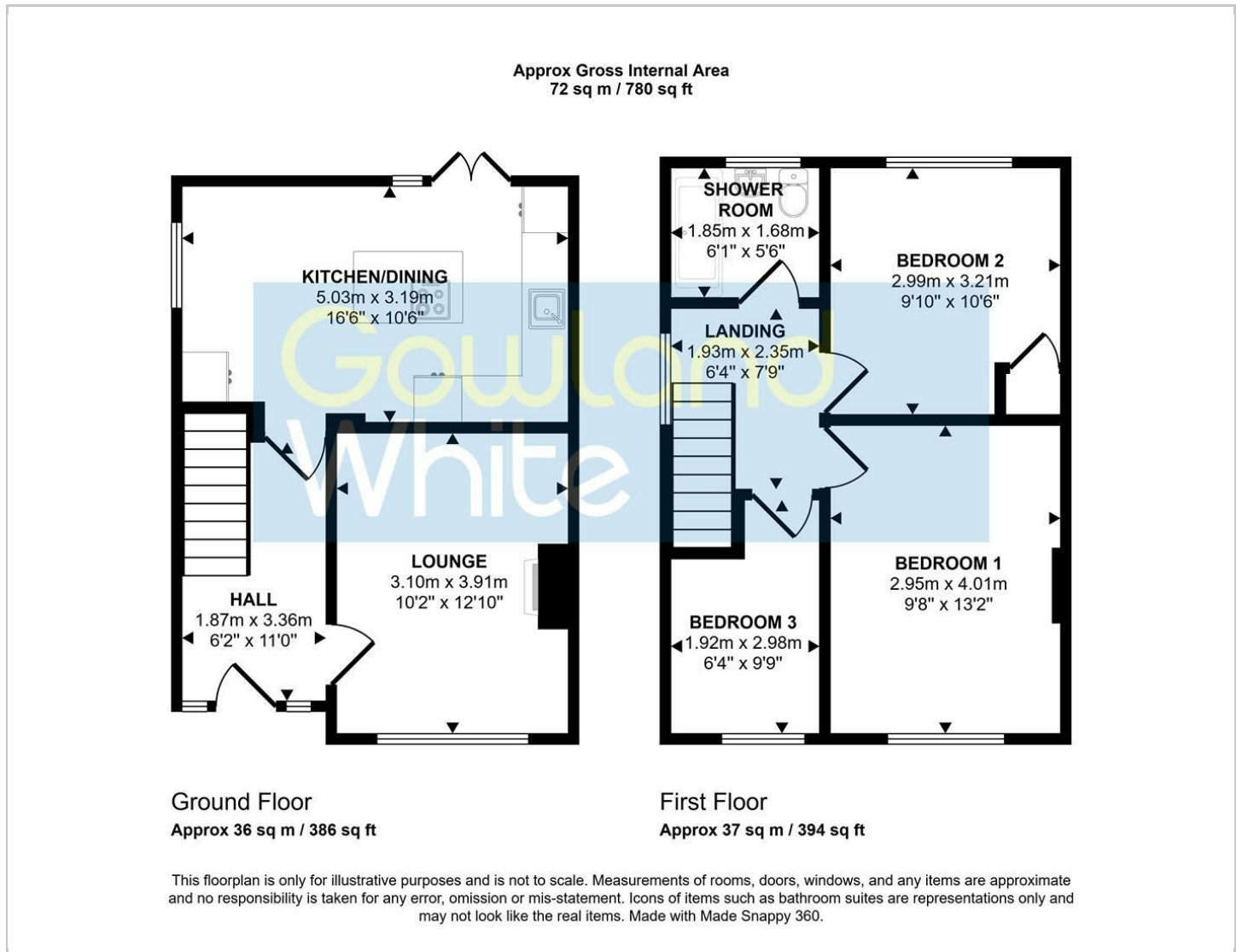
## Map



## 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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