



Highfield Road, Hartburn, Stockton-On-Tees, TS18 5HG

Offered with no onward chain, this three bedroom semi-detached home enjoys a superb position in one of Hartburn's sought after areas, looking out across a pleasant green. With generous proportions, established gardens and a scope for modernisation, it presents an exciting opportunity for buyers to update and personalise a characterful family home in a prime location.

The ground floor features a welcoming hallway with a WC, a spacious bay fronted lounge, and a separate dining room overlooking the rear garden. The kitchen provides a range of fitted units, an integrated fridge, with the freestanding washing machine and cooker also included in the sale. There is also direct access to the outside, offering plenty of potential for reconfiguration or extension, subject to the necessary planning permissions.

Upstairs, there are three well proportioned bedrooms, including a master and a second double bedroom benefiting from wardrobes. A shower room and separate WC complete the first floor.

Externally, the property enjoys attractive, well established gardens that offer a good degree of privacy. To the front, a block-paved driveway leads to the garage, which is fitted with an electric door.

Perfectly placed within walking distance of Hartburn Primary School and Ian Ramsey CE Academy, and close to the amenities of Hartburn Village with its shops, cafés and pubs. Excellent access to the A66 and nearby transport links makes commuting straightforward.

A fantastic family home with great potential in a highly desirable setting.

£210,000



3



1



2



C

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HALLWAY

LOUNGE

15'3" x 12'4" (4.65m x 3.78m)

KITCHEN

8'7" x 8'5" (2.62m x 2.57m)

DINING ROOM

14'4" x 9'10" (4.39m x 3.02m)

DOWNSTAIRS WC

4'10" x 2'6" (1.47m x 0.76m)

LANDING

BEDROOM ONE

13'1" x 11'3" (4.01m x 3.43m)

BEDROOM TWO

12'0" x 9'3" (3.66m x 2.82m)

BEDROOM THREE

7'4" x 7'3" (2.26m x 2.21m)

BATHROOM

7'1" x 6'5" (2.18m x 1.96m)

DOWNSTAIRS WC

4'6" x 2'10" (1.37m x 0.86m)

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.

GARAGE

18'0" x 8'7" (5.49m x 2.64m)

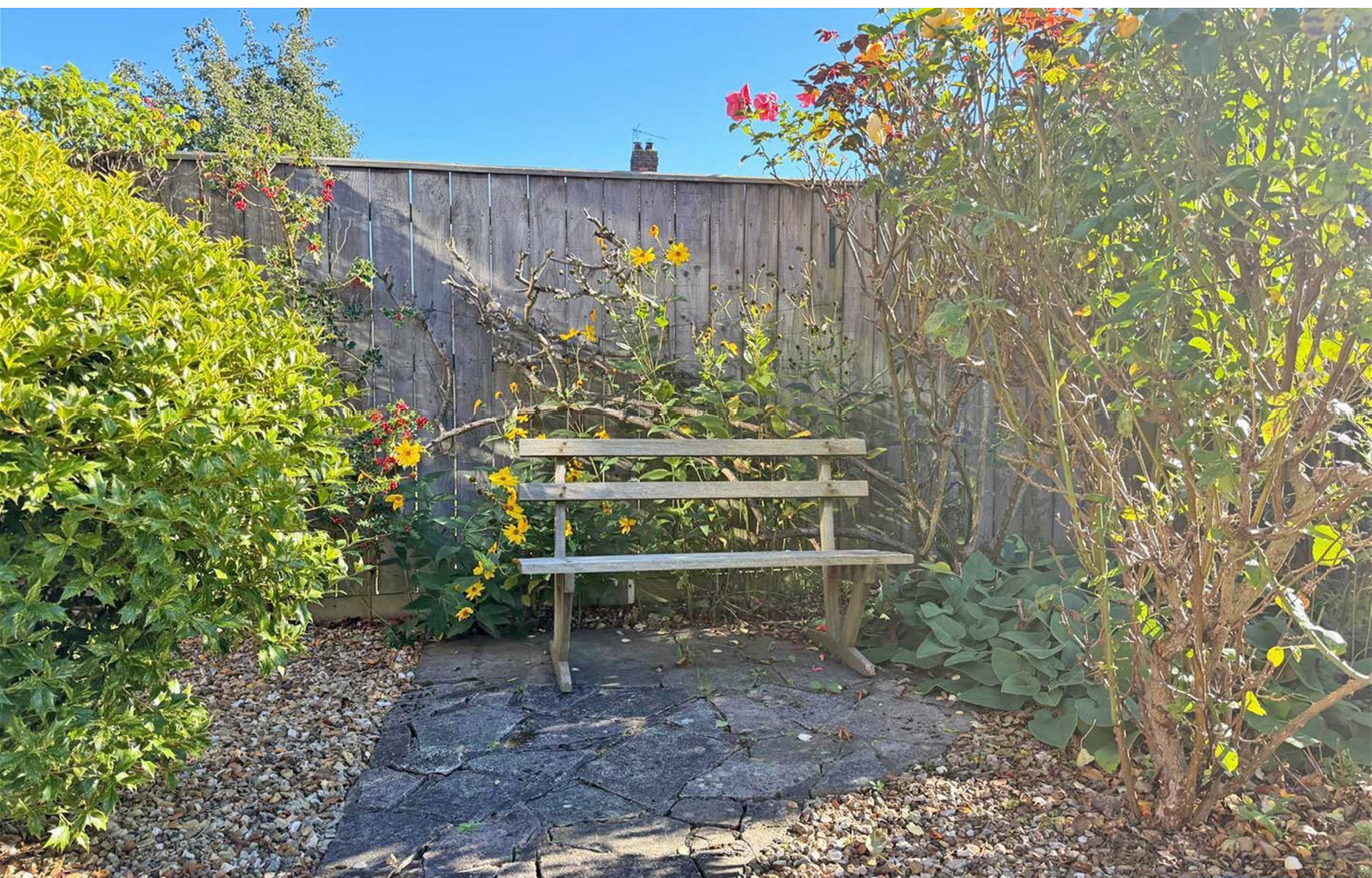


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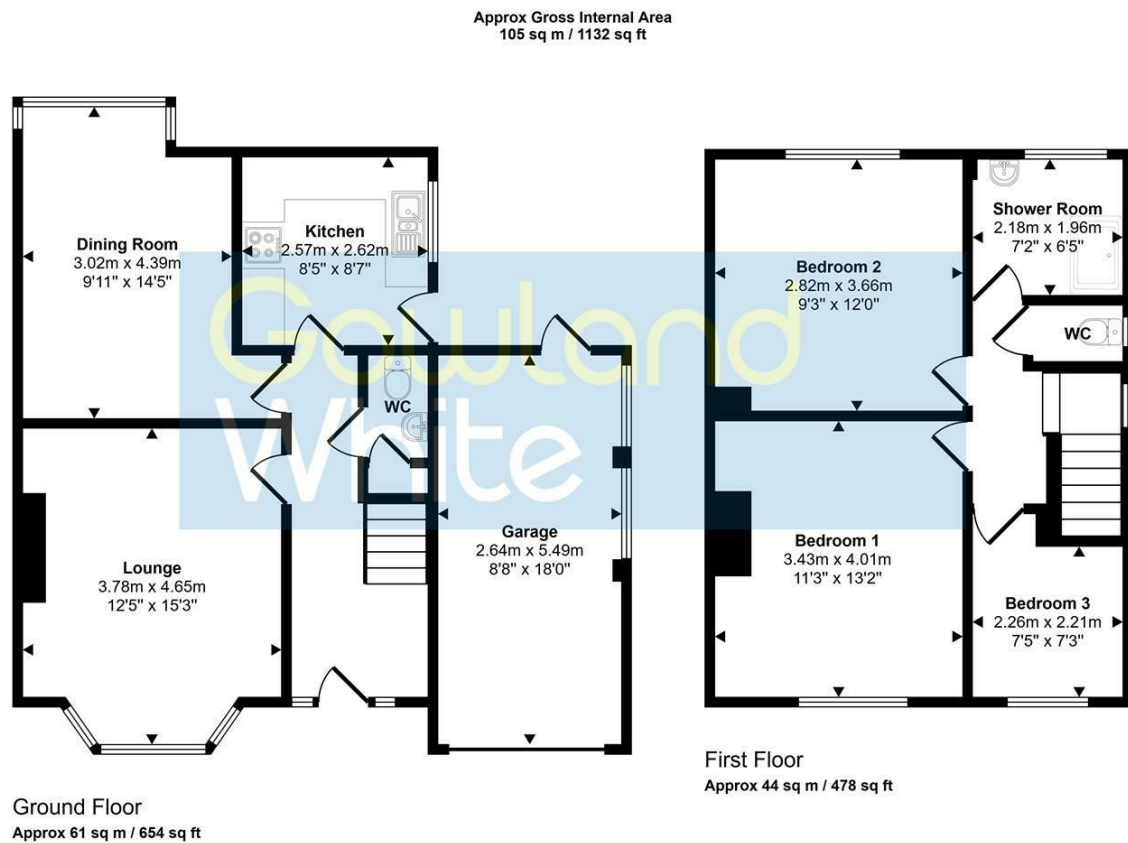


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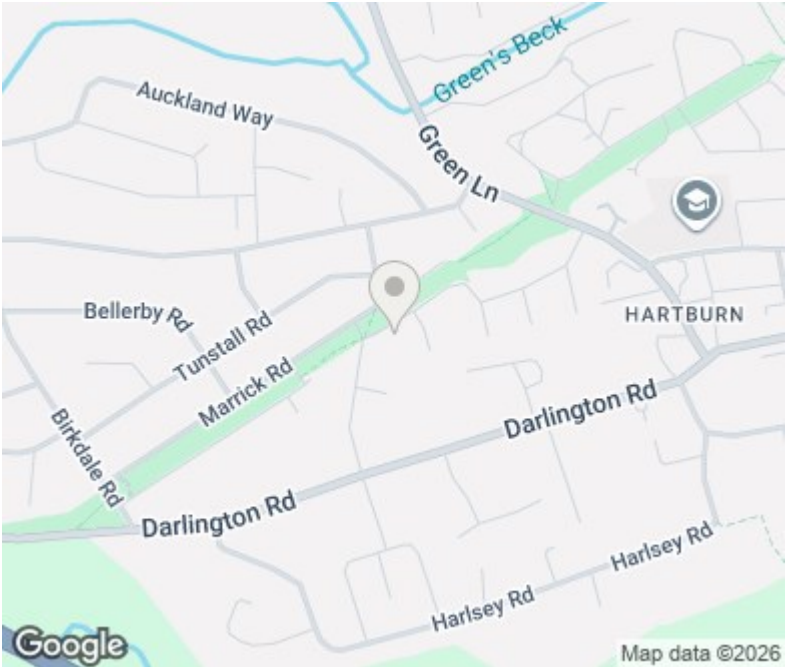




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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