

# Harper & Co

Estate Agents Ltd

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## Perth Grove

Hartburn, Stockton-On-Tees, TS18 5BJ

Occupying A Quiet Position Within One Of Hartburn's Most Sought After Residential Locations, This Elegant And Characterful Three Bedroom Period Home Spans Over 1,200 Sq Ft And Offers A Rare Combination Of Space, Charm And Future Potential.

**£250,000**

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- Elegant Three Bedroom Period Home Spanning Over 1,200 Sq Ft
- Recently Rewired & Full New Heating System Providing A Major Upgrade For Buyers
- Utility Area And Ground Floor Cloakroom WC
- Driveway Providing Ample Off Road Parking For Multiple Vehicles
- Prime Hartburn Location With No Passing Traffic
- Spacious Lounge With Bay Window And Feature Fireplace & Original Parquet Wooden Flooring
- Three Well Proportioned Bedrooms With Generous Landing Space
- Offered For Sale With No Onward Chain
- Second Reception Room Flowing Seamlessly Into The Kitchen
- Private West Facing Rear Garden With Patio And Lawn & High Levels Of Privacy

## Full Description

## Location

## Note

## Disclaimer

## Money Laundering Notice

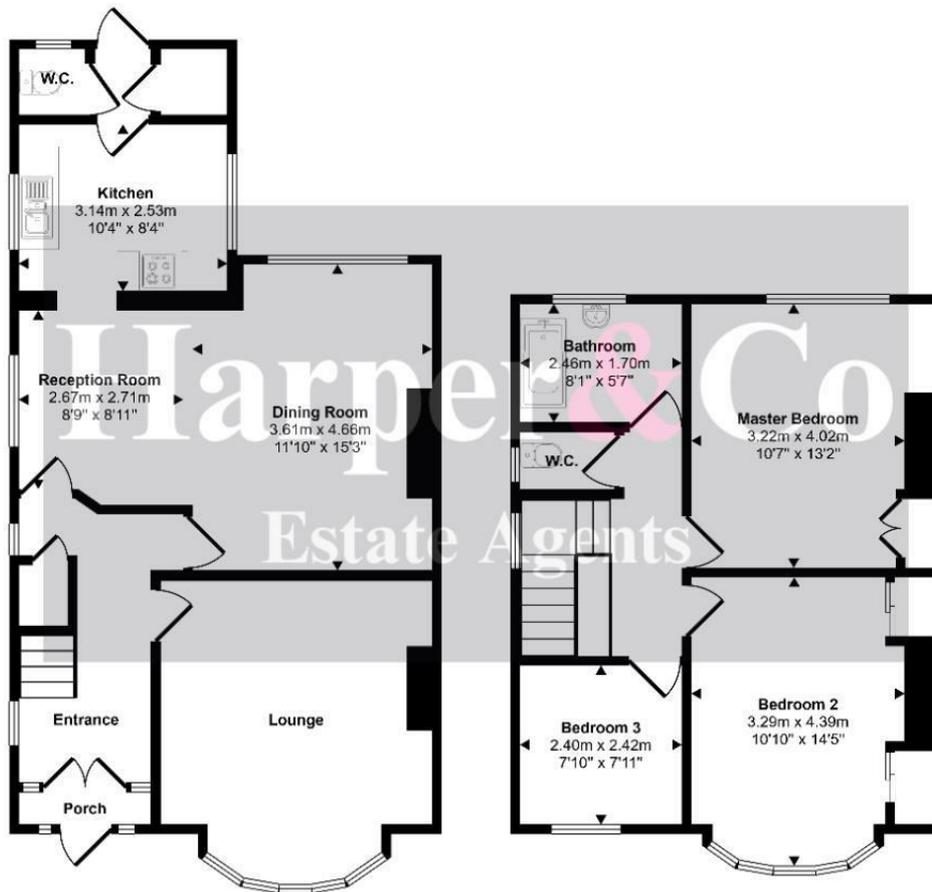


## Directions



# Floor Plan

Approx Gross Internal Area  
117 sq m / 1263 sq ft



**Ground Floor**  
Approx 67 sq m / 716 sq ft

**First Floor**  
Approx 51 sq m / 547 sq ft

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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