

REDLAND CLOSE, HARTBURN, STOCKTON-ON-TEES, TS18 5PY



- ▲ Three-bedroom detached family home
- ▲ Offered for sale with no onward chain
- ▲ Quiet cul-de-sac position
- ▲ Generous corner plot with extension potential (STPP)
- ▲ Spacious living room
- ▲ Open-plan dining kitchen
- ▲ Modern family bathroom
- ▲ Detached garage
- ▲ Driveway parking for multiple vehicles
- ▲ Popular Hartburn location

£210,000

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Situated at the head of a quiet cul-de-sac in the ever-popular Hartburn area, this well-presented three-bedroom detached home occupies a generous plot offering excellent potential to extend (subject to the necessary consents). Available with no onward chain, the property presents an ideal opportunity for families, first-time buyers, or those looking to create additional living space in a sought-after residential location.

The accommodation briefly comprises an entrance porch leading into a bright and spacious living room, together with a generous open-plan dining kitchen featuring ample storage, worktop space, and direct access to the rear garden. To the first floor are three bedrooms and a modern family bathroom fitted with a shower over the bath.

Externally, the property benefits from a wide plot with lawned gardens, driveway parking for multiple vehicles, and a detached garage. The sizeable side and rear garden areas provide excellent scope for future extension, making this a particularly attractive proposition for buyers looking to add value.

Located within easy reach of excellent local schools, shops, commuter routes and amenities, this is a rare opportunity to acquire a detached home with development potential in one of Stockton's most desirable residential areas.

TO VIEW: Tel: **01642 355000**

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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GROUND FLOOR

ENTRANCE PORCH

Large entrance porch with double glazed windows and door. Double doors to ...

LIVING ROOM - 5m x 2.84m (max) (16'5" x 9'4" (max))

With double glazed window to the front aspect and twin radiator.

DINING KITCHEN - 5.18m x 3.48m (max) (17' x 11'5" (max))

With two double glazed windows to the rear aspect, door to the garden, cupboard under stairs and twin radiator. Wall, drawer and floor units with complementary granite effect worktops incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap, gas point for cooker, overhead hood, plumbing for washing machine, space for under counter fridge and wall mounted combi boiler.

FIRST FLOOR

LANDING

With double glazed window to the side aspect.

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BEDROOM ONE - 2.9m x 3.1m (min) (9'6" x 10'2" (min))

With double glazed window to the front aspect and single radiator.

BEDROOM TWO - 3.1m x 2.57m (10'2" x 8'5")

With double glazed window to the rear aspect, single radiator, built-in wardrobe, cupboard over stairs and loft access.

BEDROOM THREE - 1.9m x 2.2m (6'3" x 7'3")

With double glazed window to the front aspect and single radiator.

BATHROOM

With double glazed window to the rear aspect, side panelled bath with drench style shower and shower attachment over, low level WC with hidden cistern, vanity unit with cabinet below and single radiator.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO260325/16062026

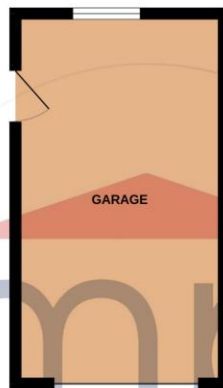
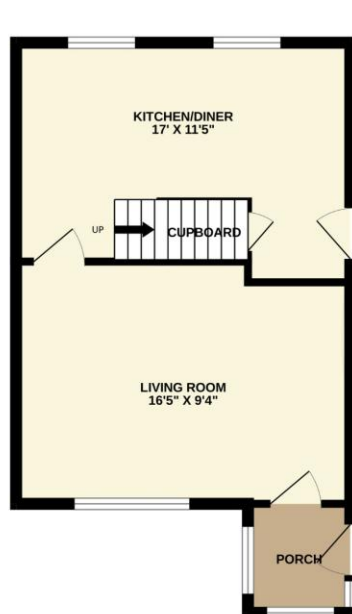
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

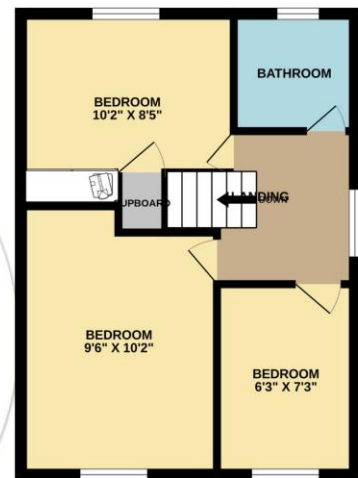
Tel: 01642 355000



GROUND FLOOR



1ST FLOOR



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