



Langthorne Grove, Hartburn, Stockton-On-Tees, TS18 5PL

Situated in a cul-de-sac position in a sought after area of Hartburn, this well presented three bedroom semi-detached house with a detached garage offers an ideal setting for family living.

The ground floor features an entrance hall leading to a spacious open plan lounge/dining room with a feature fireplace. The modern kitchen is fitted with high gloss units and provides access to the rear garden.

Upstairs, there are three bedrooms. The main bedroom includes built-in mirrored wardrobes, while the third bedroom offers access to a generous loft room with Velux windows, heating, and a convenient W/C.

Outside, the property benefits from a lawned front garden and a long driveway providing off-street parking for several vehicles, leading to the detached garage. The west-facing rear garden is mainly laid to lawn with a patio area, perfect for enjoying the afternoon sun.

Ideally located close to well regarded schools, local shops, and amenities in Hartburn Village just over a mile away, with excellent commuter links via the A66, this property makes an excellent family home.

Asking Price £180,000



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HALL

LOUNGE/DINING ROOM

24'6" x 12'6" (7.47m x 3.81m)

KITCHEN

10'1" x 8'8" (3.07m x 2.64m)

LANDING

BEDROOM ONE

12'3" x 11'11" (3.73m x 3.63m)

BEDROOM TWO

11'11" x 11'7" (3.63m x 3.53m)

BEDROOM THREE

7'11" x 7'2" (2.41m x 2.18m)

BATHROOM

8'1" x 6'11" (2.46m x 2.11m)

LANDING

LOFT ROOM

10'11" x 12'12" (3.33m x 3.66m)

W/C

5'4" x 3'5" (1.63m x 1.04m)

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.



Tel: 01642 615657

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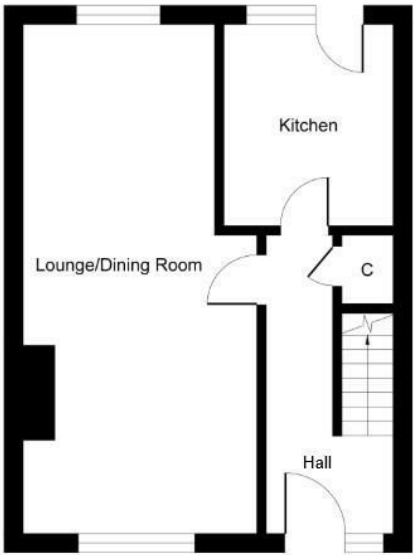
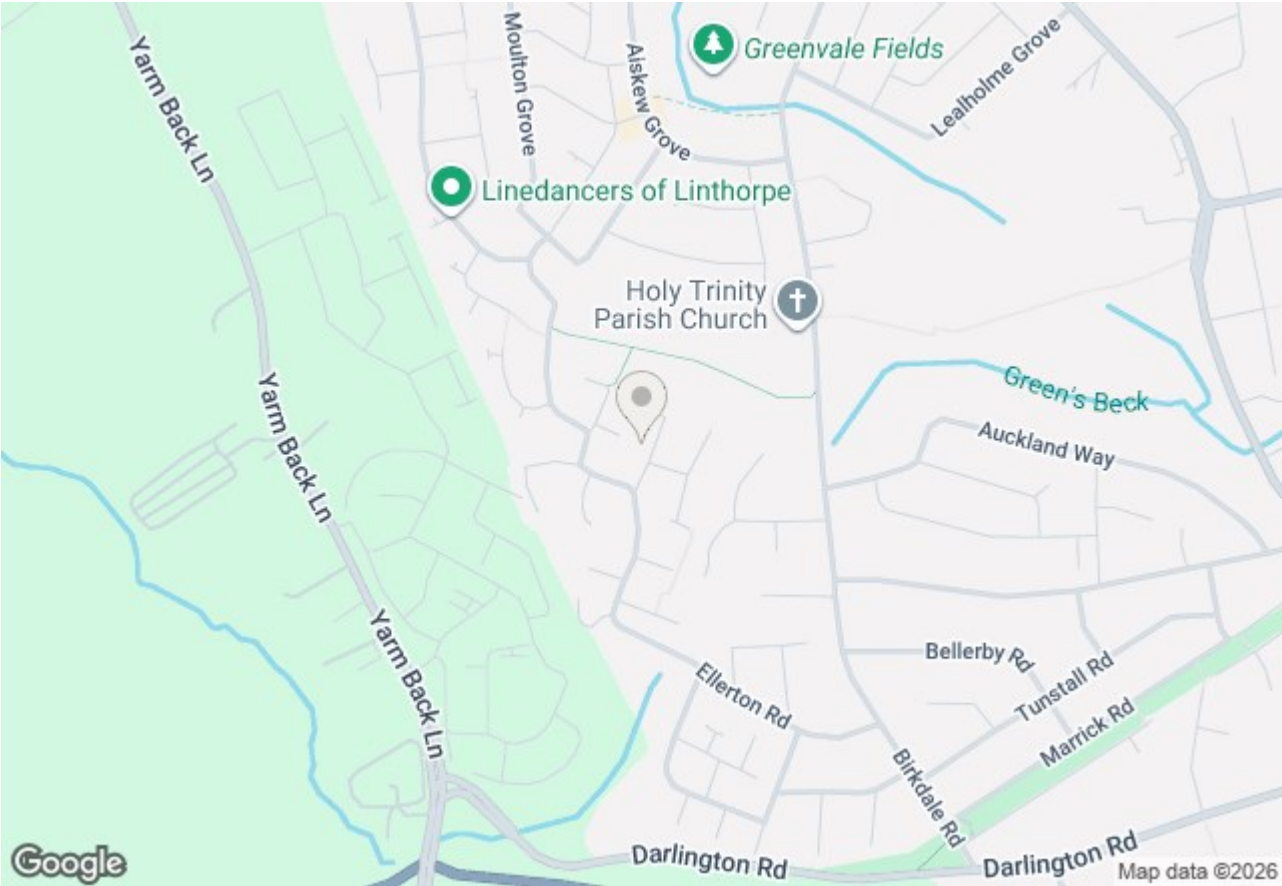


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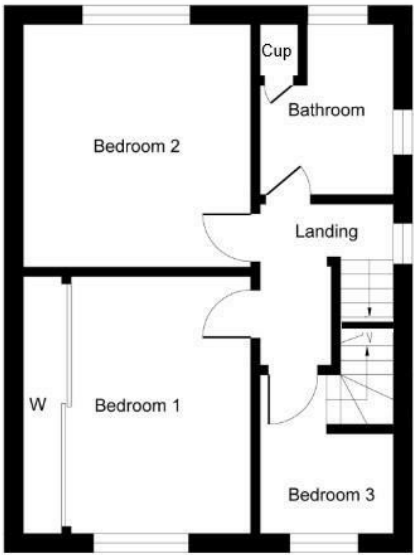


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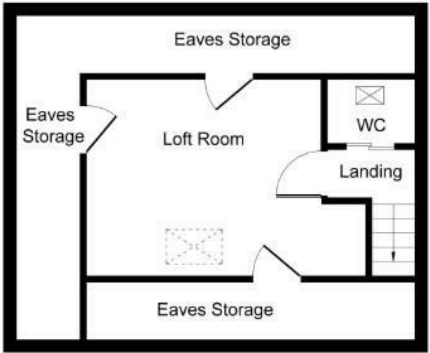
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Ground Floor



First Floor

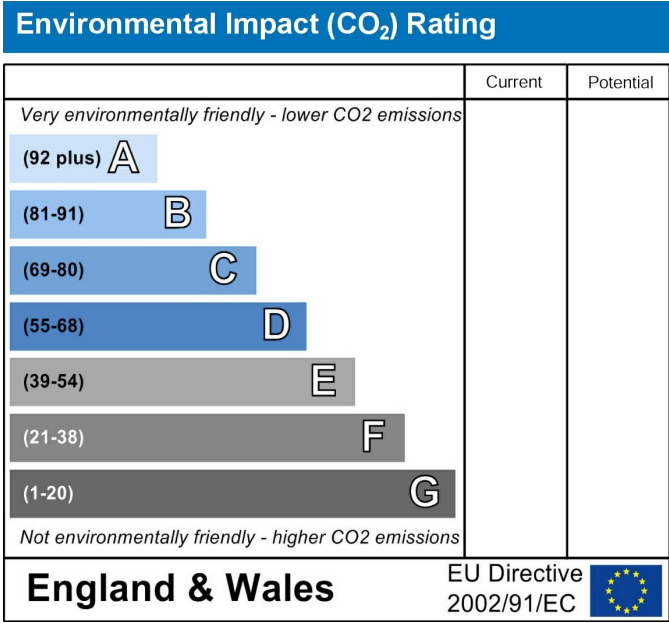
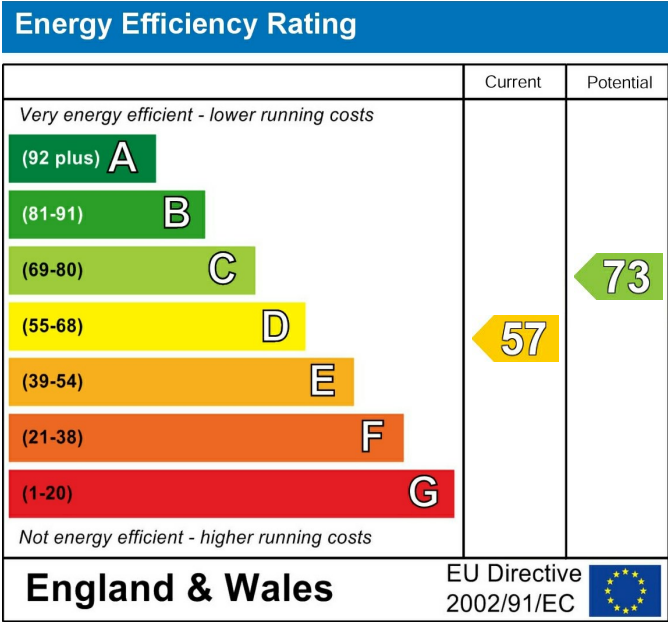


Loft Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

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

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