



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

NO ONWARD CHAIN! Located in the desirable area of Hartburn, this well presented three bedroom semi-detached property offers generous living space and an excellent location close to reputable schools, shopping facilities and local amenities. It is an ideal choice for first time buyers or families.

The accommodation includes an inviting entrance hallway leading into a spacious lounge with a feature fireplace and double doors that open into a roomy kitchen/dining area, complete with a gas hob and oven. A conservatory sits at the rear of the property, providing a lovely additional living space with direct access into the garden.

Upstairs, there are three well proportioned bedrooms, all fitted with brand new carpets, along with a family bathroom featuring an over the bath shower. The property benefits from double glazing and gas central heating, and has been further enhanced with new blinds throughout.

Externally, there are gardens to the front and rear, with the rear garden offering a good level of privacy and no neighbouring properties directly behind. A driveway and garage provide convenient off road parking.

Asking Price £169,995



**HALL**

**LOUNGE**

13'6" x 13'1" (4.11m x 3.99m)

**KITCHEN/DINING ROOM**

16'7" x 10'9" (5.05m x 3.28m)

**CONSERVATORY**

12'4" x 8'6" (3.76m x 2.59m)

**LANDING**

**BEDROOM ONE**

12'11" x 9'10" (3.94m x 3.00m)

**BEDROOM TWO**

10'9" x 9'10" (3.28m x 3.00m)

**BEDROOM THREE**

6'8" x 6'5" (2.03m x 1.96m)

**BATHROOM**

6'4" x 5'6" (1.93m x 1.68m)

**AML PROCEDURE**

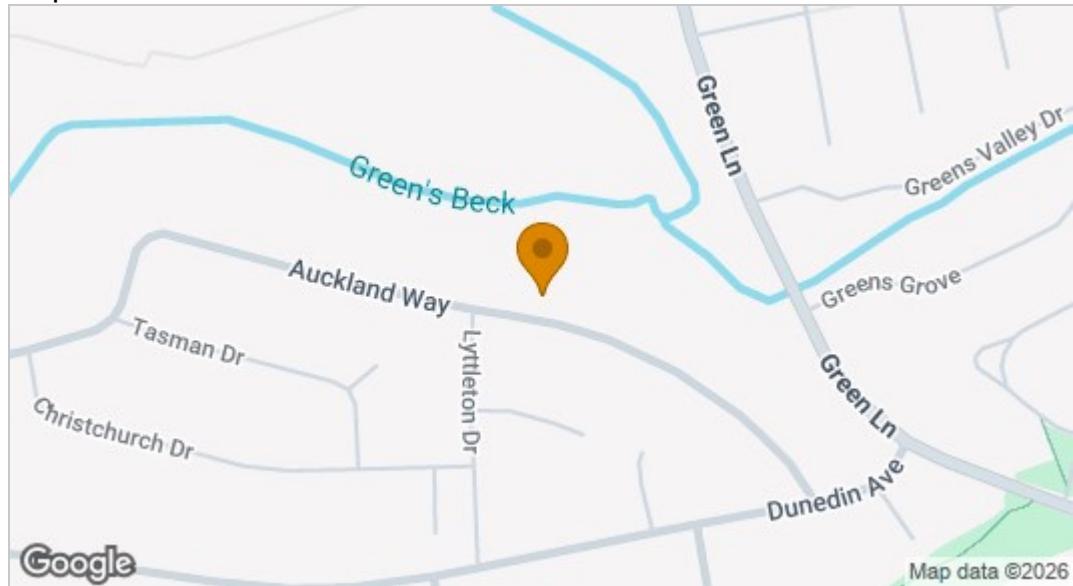
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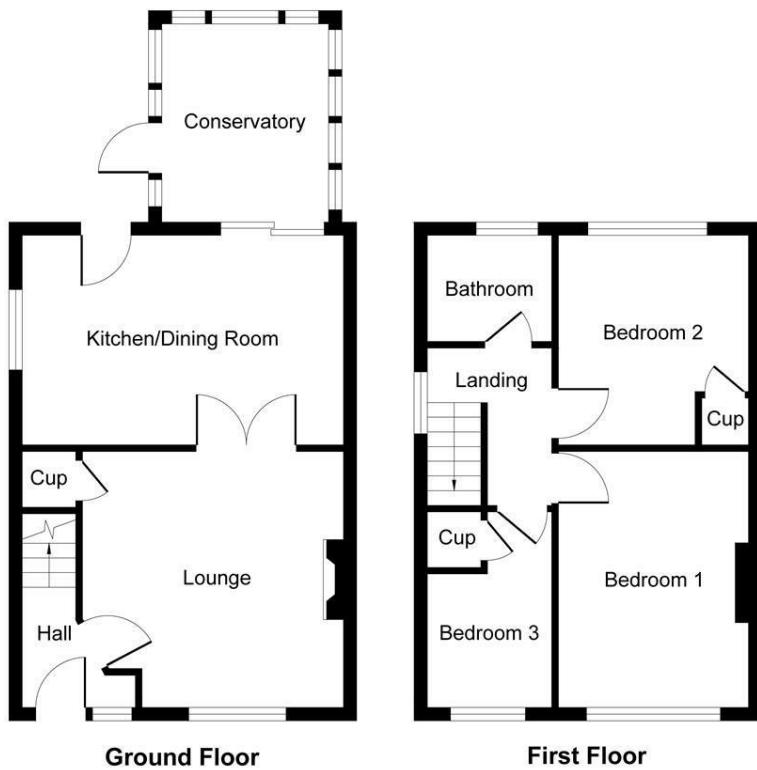




## Map



## Floor Plan



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.

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