



## Greenwood Road, Hartburn, Stockton-On-Tees, TS18 5HW

Tucked away towards the end of a cul-de-sac in the highly sought after area of Hartburn, this well presented three bedroom semi-detached family home enjoys a desirable west-facing rear garden and is ideally positioned close to popular primary and secondary schools. Hartburn Village, with its range of everyday amenities, cafés, and shops, is just a short distance away, while excellent commuter links via the A66 make this an ideal home for families and professionals alike.

The accommodation begins with an entrance hallway leading into a delightful lounge featuring a bay window and attractive feature fireplace, creating a warm and welcoming living space. The lounge flows through to the dining room, where French doors open directly onto the rear garden.

The kitchen is fitted with a wide range of units and incorporates integrated appliances including a dishwasher and washing machine, while the range cooker is also included within the sale. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well proportioned bedrooms, with the master bedroom benefitting from built-in wardrobes. The bedrooms are served by a family bathroom fitted with an electric shower over the bath. The property further benefits from gas central heating, double glazing throughout, and the vendor advises that the loft has been boarded for additional storage.

The garage is currently used for storage, accessed by the rear door, which benefits from power and lighting. To the rear is a west facing garden, mainly laid to lawn with a patio seating area and two useful storage sheds.

£240,000



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## HALLWAY

## LOUNGE/DINING ROOM

31' x 12'4" (9.45m x 3.76m)

## KITCHEN

18'9" x 7'8" (5.72m x 2.34m)

## DOWNSTAIRS WC

4'5" x 2'6" (1.35m x 0.76m)

## LANDING

## BEDROOM ONE

15'5" x 10'2" (4.70m x 3.10m)

## BEDROOM TWO

12'8" x 11'1" (3.86m x 3.38m)

## BEDROOM THREE

7' x 7' (2.13m x 2.13m)

## BATHROOM

8'3" x 7'2" (2.51m x 2.18m)

## GARAGE

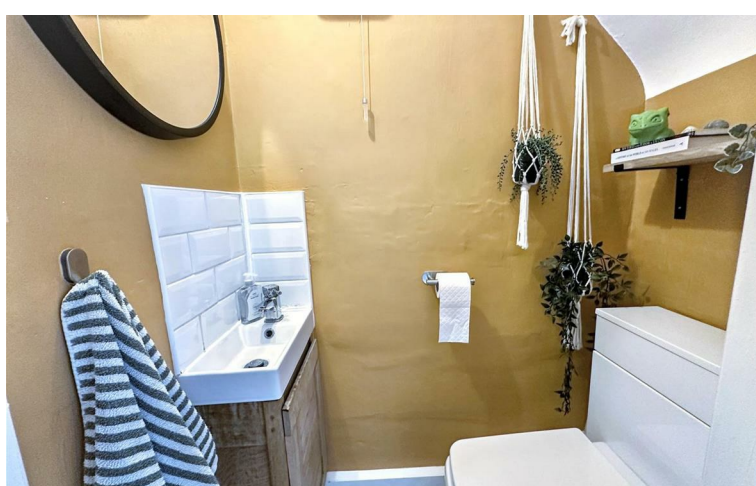
16'3" x 7'11" (4.95m x 2.41m)

## 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.



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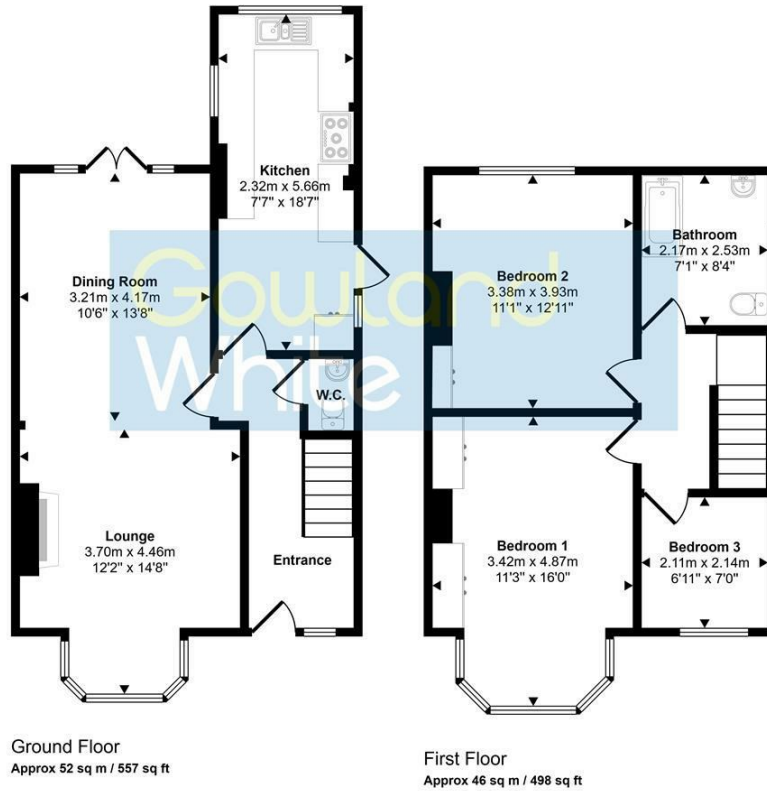
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Approx Gross Internal Area  
98 sq m / 1055 sq ft



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.



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		62	74
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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.

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