



Auckland Way, Hartburn, Stockton-On-Tees, TS18 5LB

Situated in the highly sought after area of Hartburn, this beautifully presented three bedroom semi-detached property has been thoughtfully refurbished over the past two years to an exceptional standard, offering truly "walk-in" accommodation ideal for a range of buyers.

The home benefits from gas central heating and double glazing throughout, along with a number of high quality upgrades including a stylish refitted kitchen and bathroom, new carpets, and elegant internal oak doors.

The ground floor welcomes you with a bright entrance hallway featuring engineered wood flooring, leading through to a comfortable lounge complete with an electric feature fireplace. To the rear, the standout feature of the home is the impressive open-plan kitchen/dining room, fitted with a range of integrated appliances including a dishwasher, microwave, two ovens, and hob. A central island, quartz work surfaces with a drop in sink, and double French doors opening onto the rear garden create a perfect space for both everyday living and entertaining.

To the first floor, the property offers a landing leading to three bedrooms and a contemporary refurbished shower room, complete with a walk-in double shower and rainfall shower fitting.

Externally, the property enjoys a lawned garden and driveway to the front, while to the rear there is a good size garden offering a fair level of privacy and featuring a lawn and two patio areas - ideal for outdoor dining and relaxation. The property also benefits from external CCTV for added peace of mind.

Offered for sale with no onward chain, this is a superb opportunity to acquire a high quality home in a prime residential location.

£205,000



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HALLWAY

LOUNGE

12'11" x 10'3" (3.94m x 3.12m)

KITCHEN/DINING ROOM

16'7" x 10'8" (5.05m x 3.25m)

LANDING

BEDROOM ONE

13' x 9'9" (3.96m x 2.97m)

BEDROOM TWO

10'8" x 9'10" (3.25m x 3.00m)

BEDROOM THREE

9'11" x 6'5" (3.02m x 1.96m)

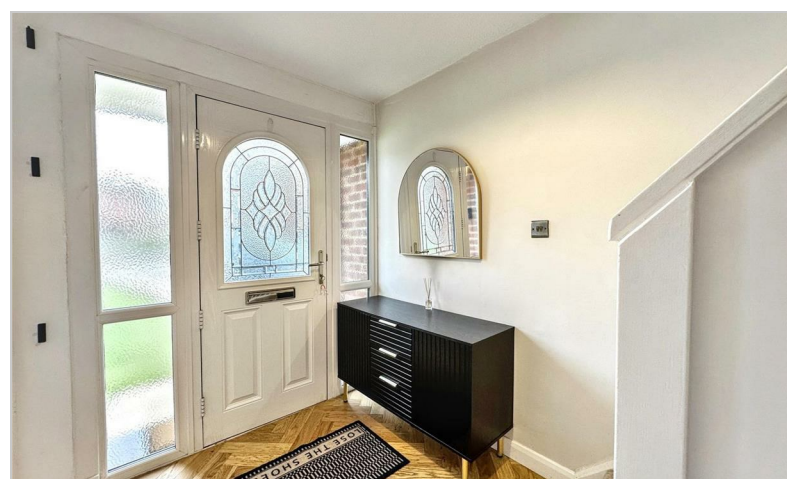
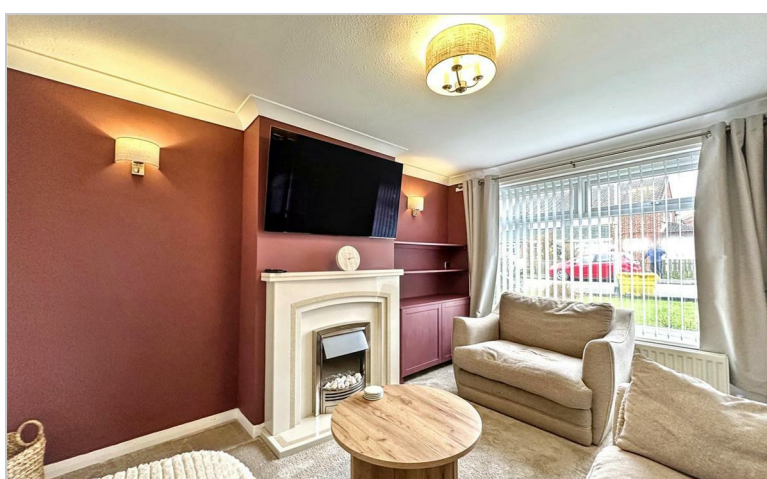
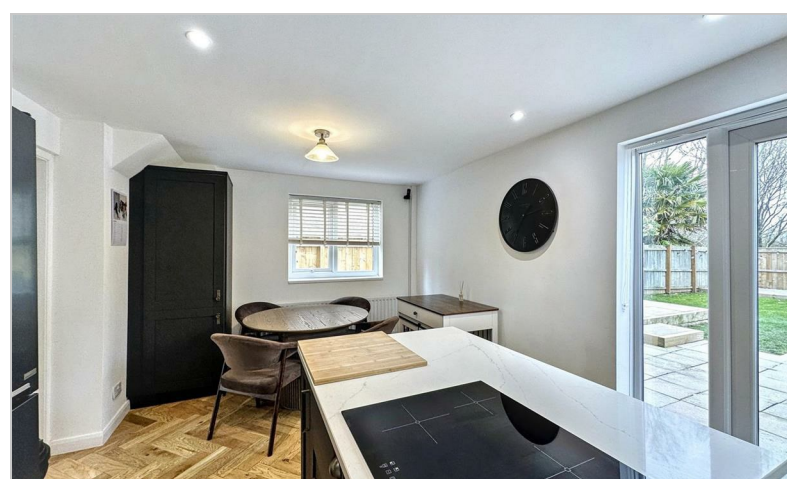
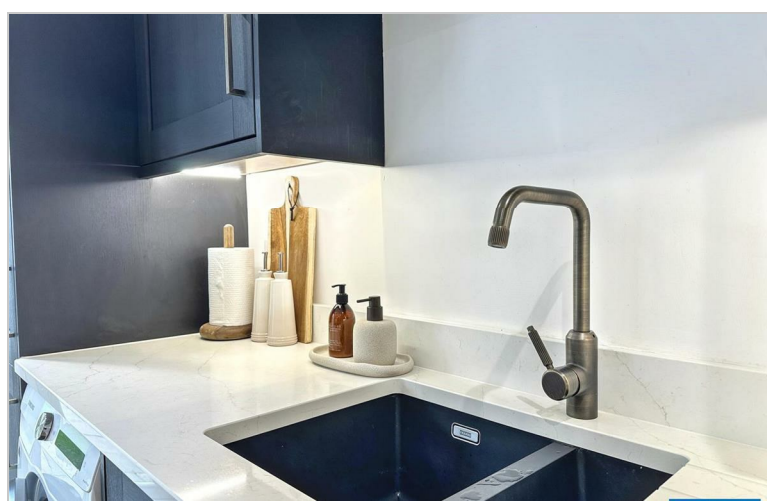
SHOWER ROOM

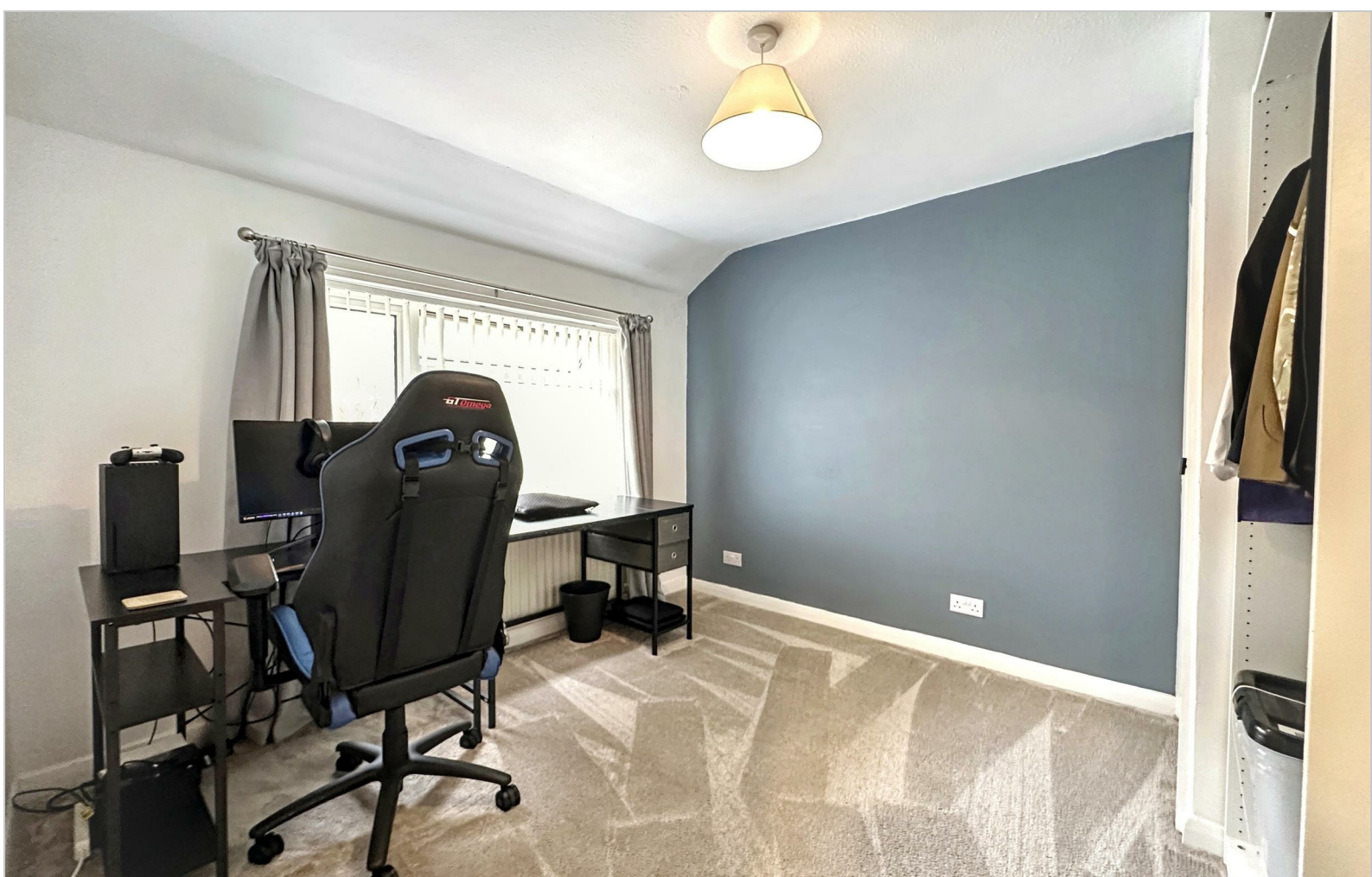
6'3" x 5'7" (1.91m x 1.70m)

AML PROCEDURE

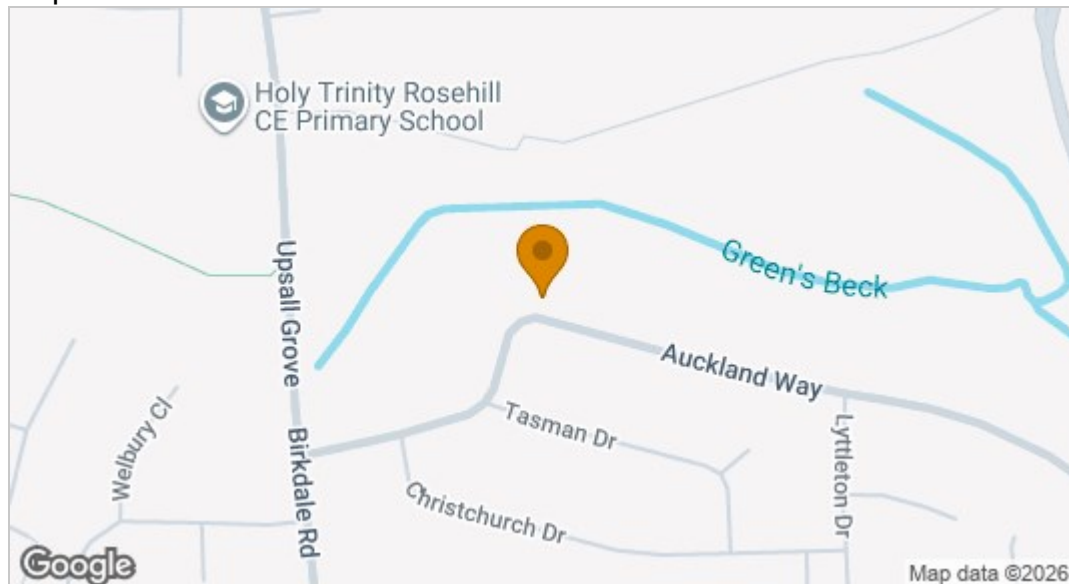
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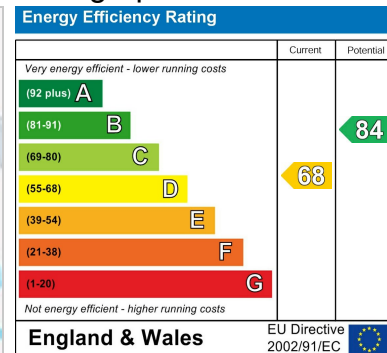




Map

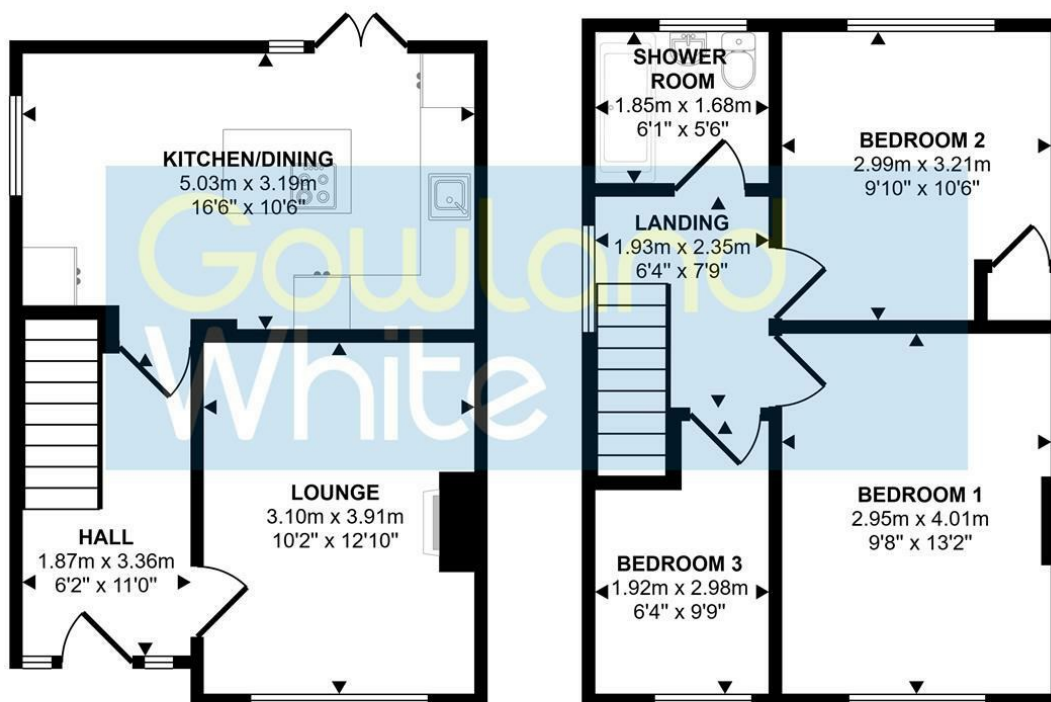


EPC graph



Floor Plan

Approx Gross Internal Area
72 sq m / 780 sq ft



Ground Floor

Approx 36 sq m / 386 sq ft

First Floor

Approx 37 sq m / 394 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.

VIEWING

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

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