



## Harlsey Road, Hartburn, Stockton-On-Tees, TS18 5DJ

Situated within one of Hartburn's most desirable residential locations, this attractive detached Edwardian home offers spacious family accommodation while retaining a wealth of original period features.

The welcoming entrance hall features original English oak flooring, setting the tone for the character found throughout the property. To the front, the lounge benefits from a large bay window and a cast iron fireplace with open fire, creating an elegant living space. A separate sitting room to the rear enjoys views over the garden and features a log burning stove.

The kitchen/dining room is fitted with a range of Shaker-style units complemented by granite worktops and incorporates a range cooker which is to be included in the sale. Further features include integrated appliances, solid wood flooring, spotlights and original service bells. A ground floor WC completes the accommodation.

To the first floor are four double bedrooms together with a family bathroom fitted with a freestanding roll top bath, separate large walk-in shower enclosure, wash hand basin and WC.

Externally, the property is surrounded by mature gardens. To the front is a walled garden and a block-paved driveway providing ample off road parking and access to the garage. The rear garden offers an established setting with a good level of privacy, stone patio areas, shaped lawns, stocked borders, a garden shed with power and a secluded section ideal for a vegetable garden or additional seating area.

Ideally positioned just a short walk from Hartburn's popular cafés, shops and amenities, the property is also conveniently located for well-regarded schools, Ropner Park and excellent commuter links via the A66, making it an excellent choice for families seeking a character home in a prime location.

**Offers Over £595,000**



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HALLWAY

LOUNGE

18'4" x 14'5" (5.59m x 4.39m)

FAMILY ROOM

15'10" x 12'10" (4.83m x 3.91m)

KITCHEN/DINING ROOM

21'5" x 11'9" (6.53m x 3.58m)

GROUND FLOOR WC

5'11" x 2'10" (1.80m x 0.86m)

LANDING

BEDROOM ONE

18'6" x 14'4" (5.64m x 4.37m)

BEDROOM TWO

16'6" x 10'10" (5.03m x 3.05m)

BEDROOM THREE

13'9" x 10'1" (4.19m x 3.07m)

BEDROOM FOUR

11'1" x 8'3" (3.38m x 2.51m)

BATHROOM

10'6" x 7'11" (3.20m 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.



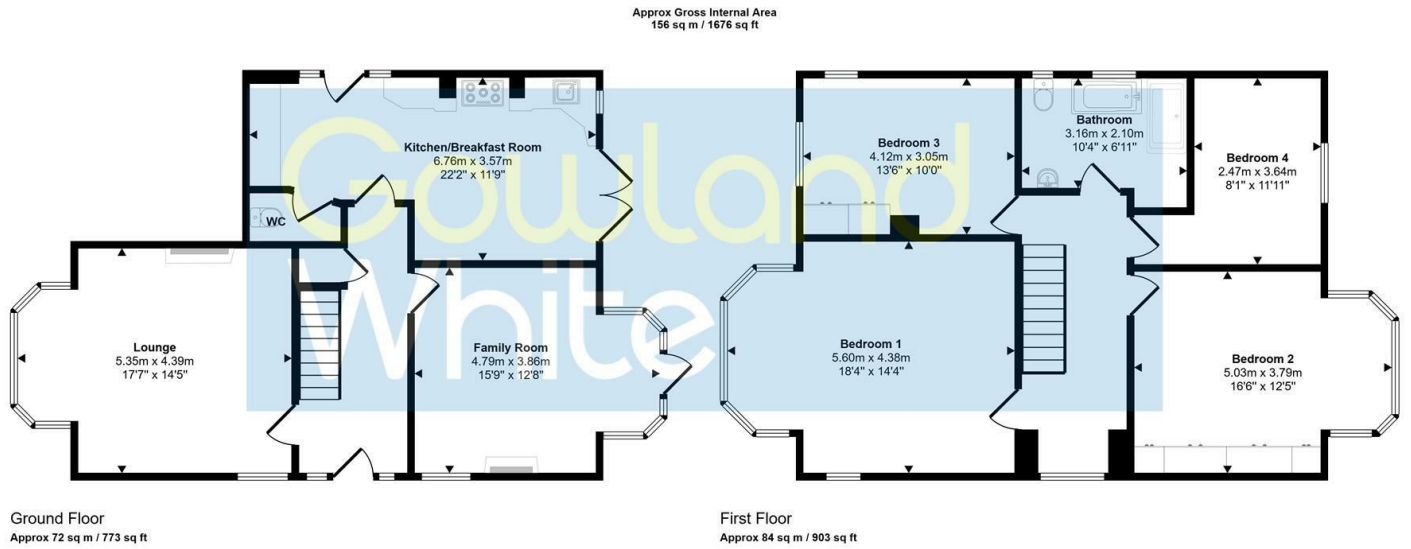


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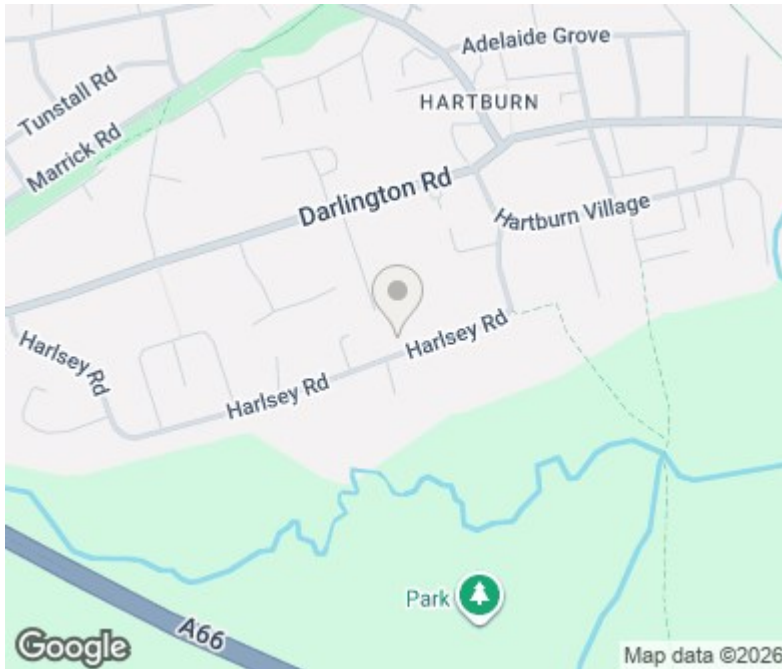




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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		EU Directive 2002/91/EC	74
		62	

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.

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