



Situated in the highly sought-after area of Hartburn, this well-positioned property enjoys a convenient location within walking distance of Hartburn Village and its range of local shops, as well as being close to well-regarded schools, making it an ideal choice for families.

Offering generous living space and outstanding potential both internally and externally, this home presents a fantastic opportunity for buyers looking to create their perfect family residence. Upon entering, you are welcomed by a bright entrance hallway that leads to two well-proportioned reception rooms, providing versatile spaces for both relaxing and entertaining. The fitted kitchen is functional and offers direct access to the rear garden, enhancing the home's indoor-outdoor flow.

To the first floor, the property features three comfortable bedrooms and a family bathroom, all of which offer scope for modernisation to suit individual tastes.

Externally, the home continues to impress with a substantial rear garden, ideal for family use, outdoor entertaining, or further landscaping. The front garden adds to the property's curb appeal, while a private driveway and garage provide convenient off-street parking and additional storage.

Overall, this is a fantastic opportunity to acquire a spacious home in a prime location with excellent potential to add value and personalise.

Highfield Crescent, Hartburn, Stockton-On-Tees, TS18 5HH
3 Bed - House - Semi-Detached
£195,000
EPC Rating: D
Council Tax Band: C
Tenure: Freehold



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ENTRANCE HALLWAY
Entrance door, stairs to upper level, radiator, under stairs cupboard.

LOUNGE
Double glazed bay window to front aspect, radiator, carpet.

DINING ROOM
Double glazed window to rear aspect, carpet, radiator.

KITCHEN
Double glazed door to rear aspect, double glazed window to rear aspect, flooring.

LANDING
Carpet, loft, double glazed window to side aspect.

BEDROOM ONE
Double glazed bay window, carpet, radiator.

BEDROOM TWO
Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE
Double glazed window to front aspect, carpet, radiator.

BATHROOM
Bath, wash hand basin, WC, tiling, double glazed window to rear aspect.

EXTERNAL
Gardens to front and rear, driveway and garage for parking.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

