



71 Auckland Way, Stockton-On-Tees
£140,000





71 Auckland Way

Stockton-On-Tees

A fantastic opportunity in sought-after Hartburn! This three-bedroom home requires modernisation but offers generous living space, a private garden, driveway and garage, with scope to make it your own.

- Three-bedroom home in sought-after Hartburn
- Exciting opportunity for modernisation
- Spacious 21ft lounge/dining room
- Separate garden room overlooking the rear garden
- Kitchen offering scope for updating
- Ground-floor bathroom
- Three versatile first-floor bedrooms
- Enclosed, private rear garden with established planting
- Side driveway and detached single garage
- Convenient for Hartburn Village, Ropner Park and local amenities

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A chance to create something of your own in sought-after Hartburn – a three-bedroom home with plenty of potential, a private garden, driveway and detached garage.

For buyers who can see beyond dated décor and imagine what a home could become, 71 Auckland Way offers an exciting opportunity to put your own stamp on a property in one of Stockton's most desirable residential areas.

Requiring modernisation throughout, this three-bedroom home provides a fantastic starting point for anyone looking to create a home that reflects their own taste, style and way of living. Whether you're a first-time buyer with a vision, a young family looking to settle in Hartburn or someone searching for a rewarding renovation project, there's plenty here to work with.

Space to reimagine and make your own

The ground floor offers a surprisingly generous living arrangement, with a 21ft long lounge/diner providing plenty of room for both relaxing and dining. It's easy to picture this space transformed with contemporary flooring, fresh decoration and modern furnishings, creating a welcoming setting for everyday family life and entertaining friends.

To the rear, a separate garden room offers another appealing dimension to the accommodation. Overlooking the private garden, this could become a lovely dining space, a quiet sitting area or simply somewhere to enjoy a morning coffee while looking out onto the greenery.

The kitchen, while now ready for updating, presents an opportunity to introduce a fresh, modern design, with the potential to rethink the space to suit individual requirements, subject to any necessary consents.

A ground-floor bathroom completes the downstairs accommodation.



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Upstairs, three bedrooms provide flexible accommodation for a variety of buyers. The principal bedroom offers a comfortable double room, while the remaining bedrooms could accommodate children, guests or a dedicated home office.

Each room offers the chance to start afresh, creating comfortable, modern interiors without having to compromise on somebody else's choice of finishes.

The Hartburn lifestyle Of course, part of the attraction is the location. Hartburn remains one of Stockton's most popular residential neighbourhoods, appreciated for its established surroundings, village atmosphere and convenient access to everyday amenities. Hartburn Village, with its independent shops and local facilities, adds to the area's appeal, while nearby Ropner Park provides a wonderful setting for weekend walks, outdoor exercise and family time. With local schools, shopping facilities and transport connections within the wider area, this is a location that works equally well for busy family life and quieter weekends.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Lounge Diner

9' 7" x 21' 5" (2.92m x 6.53m)

Garden Room

9' 2" x 9' 3" (2.79m x 2.82m)

Kitchen

8' 0" x 7' 2" (2.44m x 2.18m)

Bathroom

5' 0" x 5' 6" (1.52m x 1.68m)

FIRST FLOOR

Bedroom One

12' 5" x 9' 3" (3.79m x 2.82m)

to rear of wardrobes.

Bedroom Two

11' 4" x 7' 5" (3.45m x 2.26m)

Bedroom Three

7' 4" x 8' 2" (2.23m x 2.49m)

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

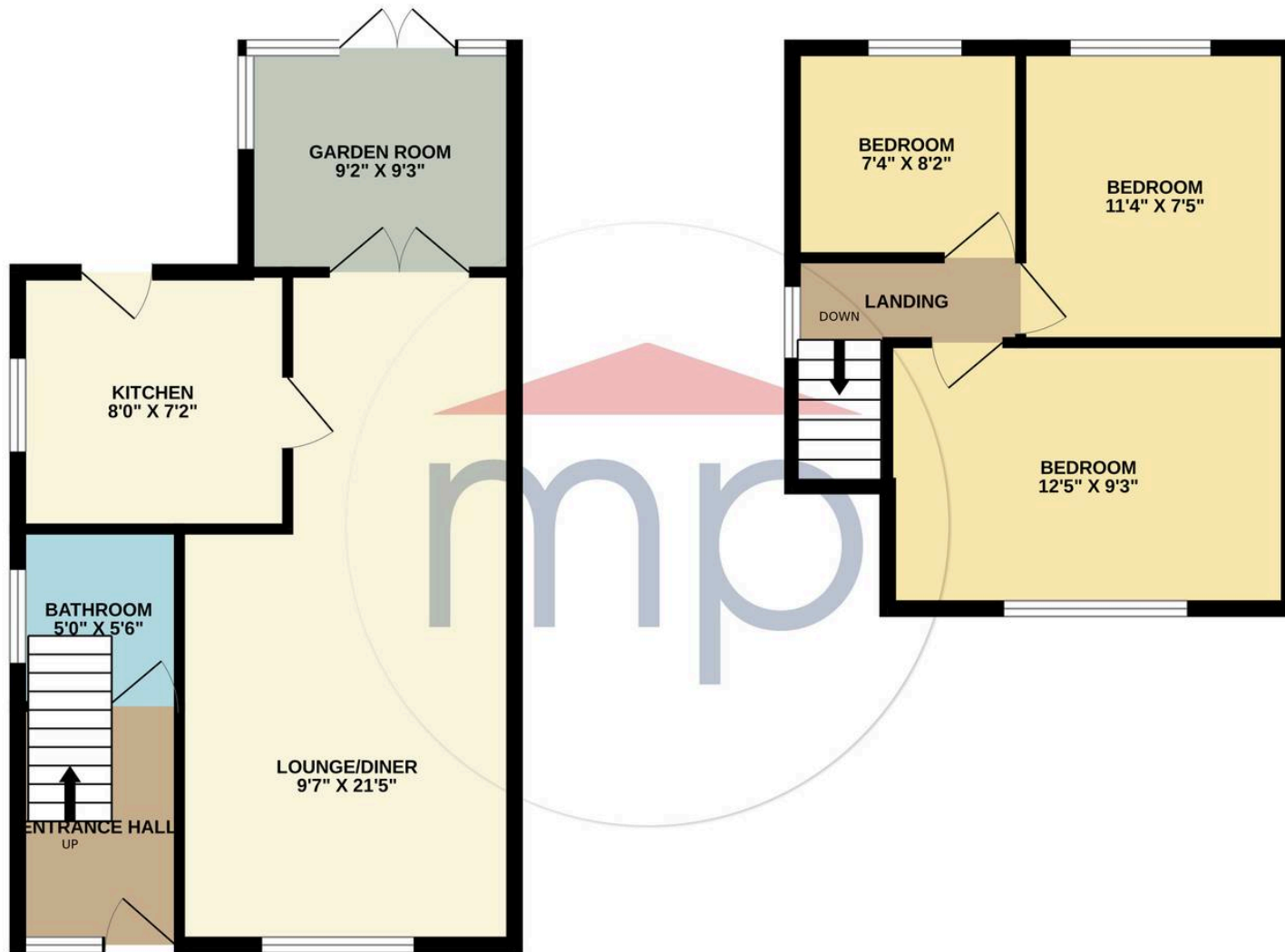
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TOTAL FLOOR AREA:

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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