



Ainderby Grove, Hartburn, Stockton-On-Tees, TS18 5PJ

Offered for sale with no onward chain, this beautiful, extended detached family home is pleasantly situated within a cul-de-sac in the highly sought after area of Hartburn. Boasting four generously proportioned bedrooms and versatile living accommodation throughout, the property is ideally suited to growing families seeking both space and convenience.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway with access to a convenient downstairs WC, a spacious lounge featuring an attractive fireplace and ample room for dining, and a bright garden room to the rear with direct access to the garden, creating an ideal space for relaxing or entertaining. The modern kitchen is fitted with shaker style units and comes equipped with an oven, hob, washing machine, dishwasher and fridge, with the added benefit of side access.

To the first floor are four spacious bedrooms, three of which benefit from built-in storage or wardrobes, all served by the family bathroom fitted with a shower over the bath. A boarded loft with access provides additional useful storage space.

Externally, the property enjoys a lawned garden to the front with a driveway providing off street parking and access to the integral garage. To the rear, there is a well maintained garden featuring a lawn, multiple patio areas and a range of mature shrubs, creating a pleasant and versatile outdoor space.

Ideally located within easy reach of highly regarded primary and secondary schools, the property also benefits from excellent transport links via the A66, making it particularly appealing to commuters. Combining generous accommodation, a flexible layout and a prime residential setting, this is a fantastic opportunity to acquire a superb family home in one of Hartburn's most desirable locations.

Asking Price £299,999



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HALLWAY

LOUNGE

21'4" x 14'10" (6.50m x 4.52m)

FAMILY ROOM

14'4" x 10'5" (4.37m x 3.18m)

KITCHEN

11'7" x 11'1" (3.53m x 3.38m)

DOWNSTAIRS WC

6'2" x 2'9" (1.88m x 0.84m)

LANDING

BEDROOM ONE

12'2" x 11'9" (3.71m x 3.58m)

BEDROOM TWO

11'2" x 8'11" (3.40m x 2.72m)

BEDROOM THREE

9'11" x 8'5" (3.02m x 2.57m)

BEDROOM FOUR

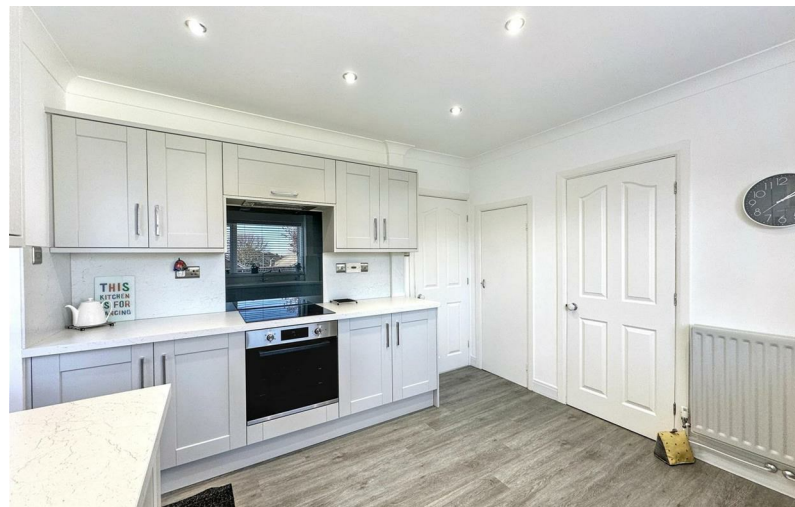
8'10" x 8'2" (2.69m x 2.49m)

BATHROOM

7'6" x 5'5" (2.29m x 1.65m)

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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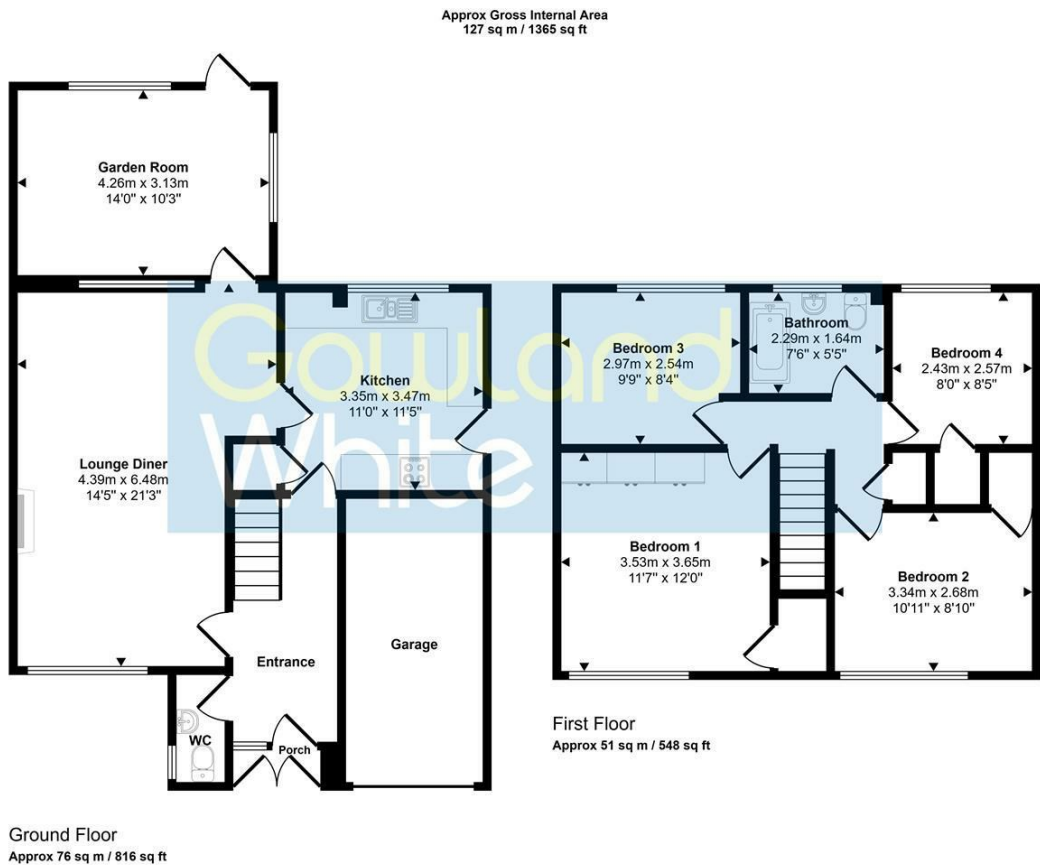
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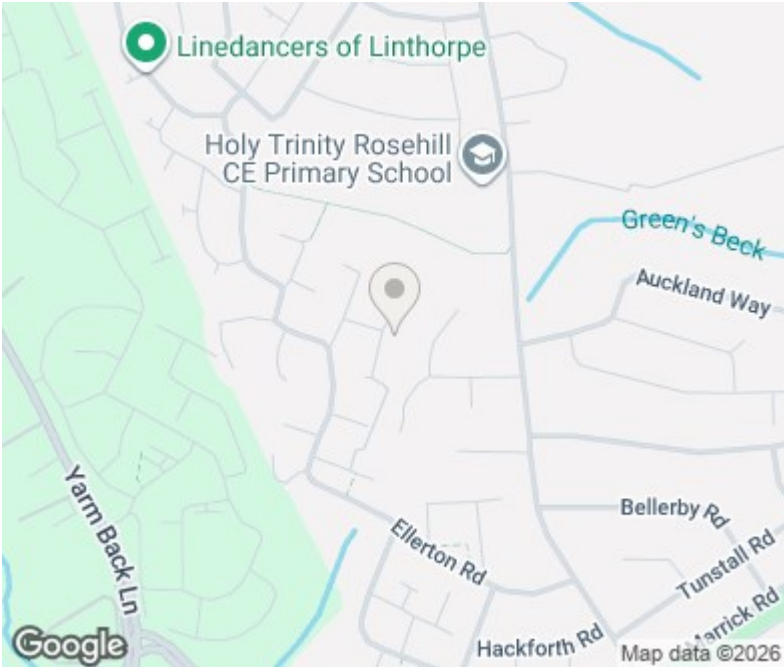
Tel: 01642 615657



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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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