



8 Hartington Close, Thornaby
£95,000





8 Hartington Close

Thornaby, Stockton-On-Tees

An impressively presented two bedroom mid terrace house of interest to a wide range of prospective buyers and offered for sale with NO ONWARD CHAIN.

- An impressively presented two bedroom mid terrace house
- Of interest to a wide range of prospective buyers
- Offered for sale with NO ONWARD CHAIN
- Cul-de-sac setting
- Extensive, bright and airy lounge
- Spacious kitchen/diner with a good range of fitted units and some freestanding appliances
- Two spacious first floor bedrooms
- Impressive, redesigned shower room
- Lawned gardens to front and rear
- Gas central heating system and double glazing

8 Hartington Close

Thornaby, Stockton-On-Tees

Occupying a pleasant cul-de-sac setting, this impressively presented two bedroom mid-terrace house offers an excellent opportunity for a wide range of prospective buyers, including first-time purchasers, couples and those looking to downsize.

Offered for sale with the significant advantage of NO ONWARD CHAIN, the property provides well-proportioned accommodation, complemented by a bright and welcoming feel throughout.

The ground floor features an extensive lounge, enjoying a bright and airy atmosphere. A spacious kitchen/diner offers an excellent range of fitted units, together with a selection of freestanding appliances, creating a practical and sociable environment for everyday living and entertaining.

To the first floor, there are two spacious bedrooms, both offering comfortable accommodation, alongside an impressive, redesigned shower room which adds a contemporary touch to the home.

Externally, the property benefits from lawned gardens to both the front and rear, providing attractive outdoor spaces.

Further features include gas central heating and double glazing.

Combining generous room proportions, stylish presentation and the appeal of a peaceful cul-de-sac location, this attractive home is sure to appeal to a broad range of buyers.

Early viewing is highly recommended to fully appreciate all that is on offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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.

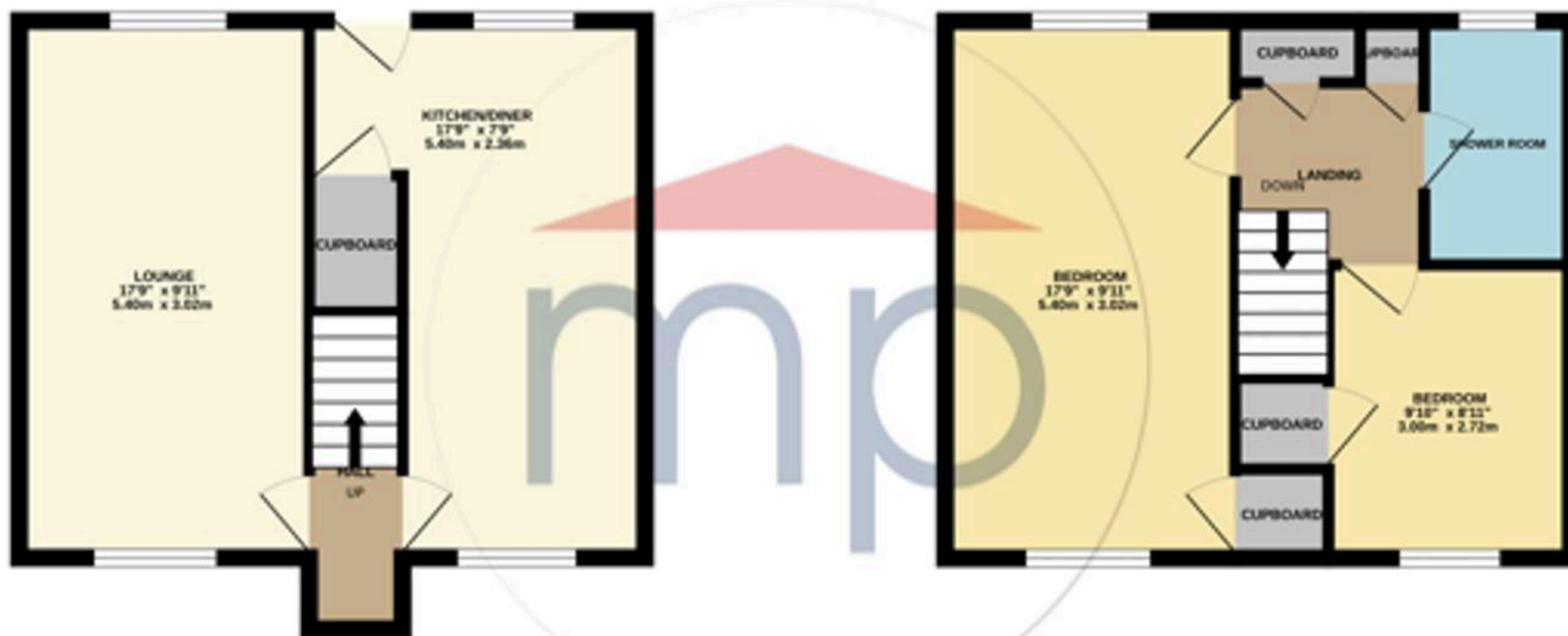
AGENTS REF:

DC/LS/26102026



GROUND FLOOR

1ST FLOOR



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		87
(69-80) C	73	
(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		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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