GowlandWhite



Letchworth Drive, Hardwick, Stockton-On-Tees, TS19 8JR

An ideal first purchase, investment opportunity or comfortable home for a young family, this modern three bedroom semi-detached property enjoys a convenient position within the popular Hardwick area of Stockton-on-Tees, close to the University Hospital of North Tees, with local schools, everyday shopping facilities and commuter links all within easy reach.

Inside, the entrance hallway leads to a useful ground floor WC before opening into an open plan kitchen and dining area. Integrated appliances include a dishwasher, fridge freezer, hob and oven, creating a practical and sociable space for daily living. To the rear, the lounge offers a warm, relaxed feel, with French doors drawing in natural light and opening directly onto the garden.

The first floor offers three well-proportioned bedrooms. The principal bedroom provides comfortable accommodation, while the second bedroom offers further double space. The third bedroom is ideal as a child's bedroom, nursery or home office. Completing the first floor is a family bathroom fitted with a white suite incorporating a bath with shower over.

Externally, the property benefits from a driveway providing off road parking, while the enclosed rear garden has been designed for low-maintenance enjoyment. A decked seating area provides the perfect space for outdoor dining and entertaining, complemented by an artificial lawn and a built-in seating area centred around a fire pit.

Offers Over £140,000

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HALLWAY

LOUNGE
15'5" x 10'5" (4.70m x 3.18m)

KITCHEN/DINING ROOM
16'1" x 15' (4.90m x 4.57m)

DOWNSTAIRS WC
4'6" x 3'5" (1.37m x 1.04m)

LANDING

BEDROOM ONE
13'8" x 12'7" (4.17m x 3.84m)

BEDROOM TWO
13'8" x 9' (4.17m x 2.74m)

BEDROOM THREE
7'6" x 6' (2.29m x 1.83m)

BATHROOM
5'7" x 8'3" (1.70m x 2.51m)

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.









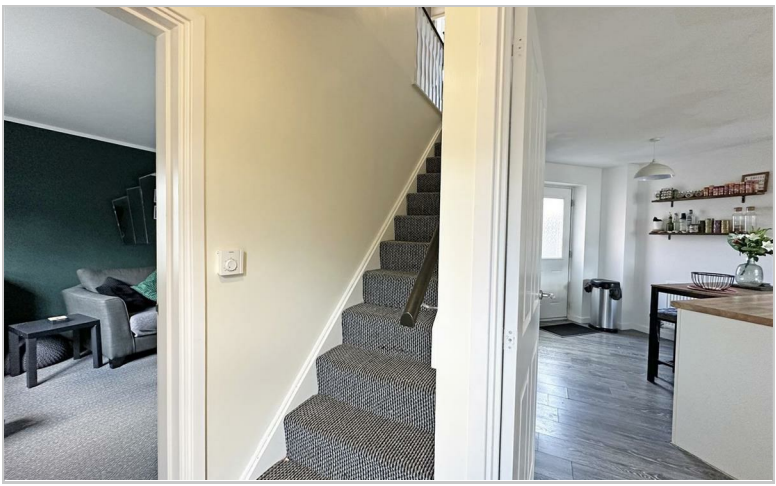



MOVE
DOWN
DIRECTION
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BOW ST.






Beach
DAYS



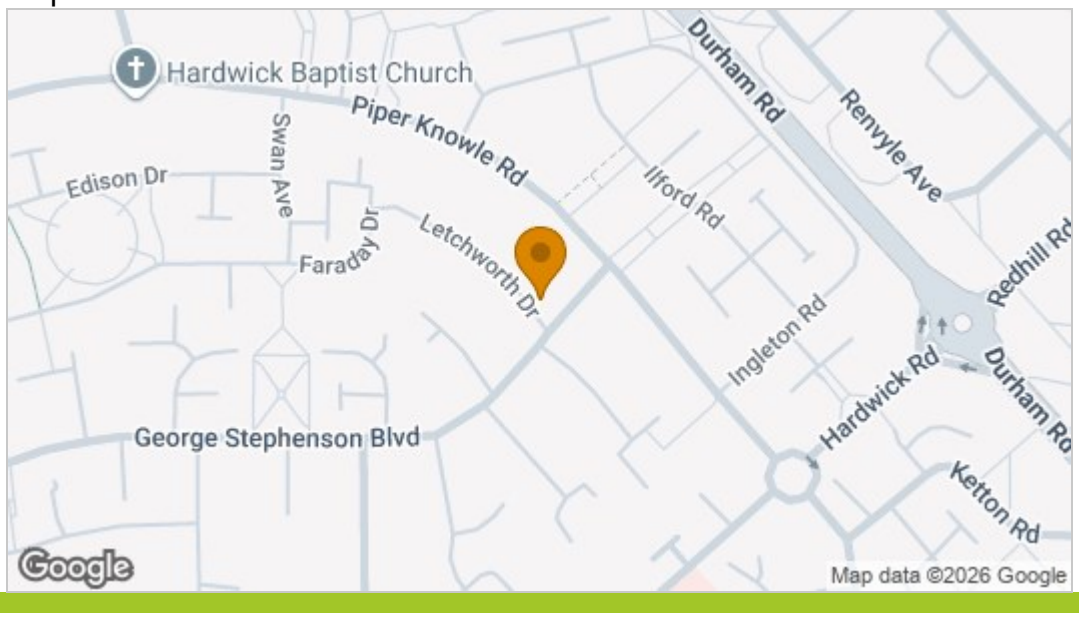




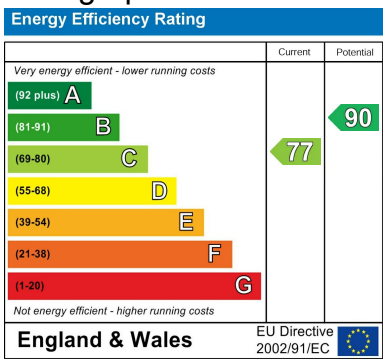

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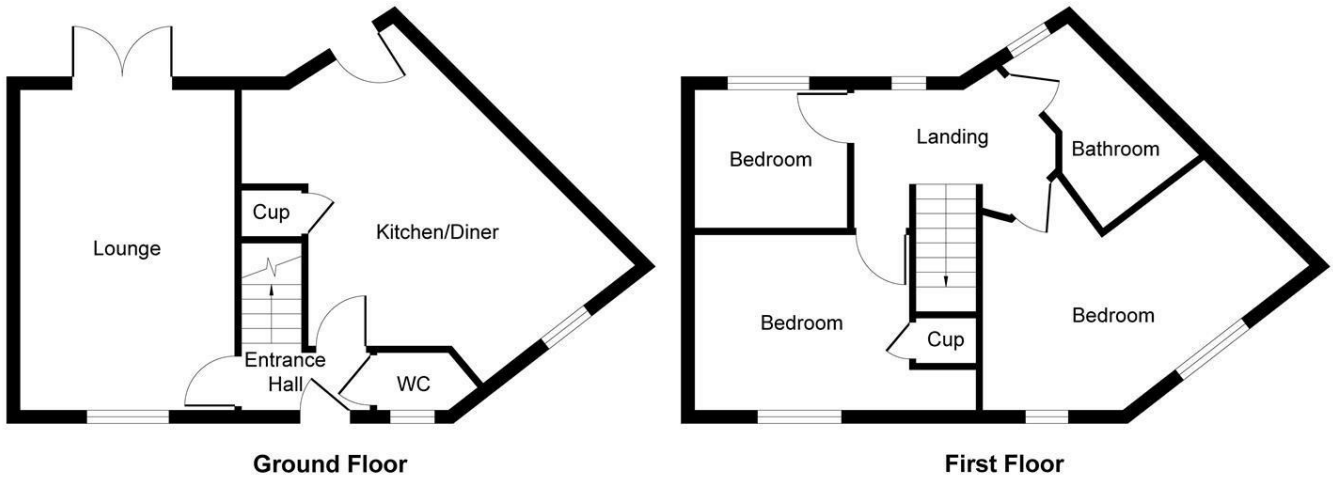
Map



EPC graph



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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