



## Harlsey Road, Hartburn, Stockton-On-Tees, TS18 5DQ

**NO ONWARD CHAIN!** Perfectly positioned close to Hartburn Village, this mature 1880s double fronted detached home offers instant kerb appeal, with its attractive bay windows, private frontage and a sense of character that runs throughout. Set back from Harlsey Road with its own private pathway, it has clearly been well cared for but would now benefit from some modernisation, having already received key upgrades including a recent boiler as well as newly replaced windows in 2023.

Inside, the layout is traditional and inviting. The two reception rooms both feature generous bay windows that fill the space with light, with the dining room enjoying a gas fire and the lounge offering a comfortable, welcoming feel. The kitchen and breakfast area has a practical arrangement with pine style units and useful storage.

Upstairs, the landing leads to two double bedrooms, each with built in wardrobes, along with a stylish bathroom with a subtle period influence.

The home's character continues outside where the front garden is attractively paved with mature planted borders and a raised patio area, which benefit from full sunlight. A private sunny courtyard includes a brick store and external WC, while the side garden offers a rockery, lawned area and timber sheds.

Homes like this are rarely available. It's a charming property, ready for its next chapter just moments from the village's cafés and shops. This home is also conveniently located close to popular schools, Ropner Park, with excellent commuter links via the A66, making it an ideal choice for families and professionals alike.

£315,000



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HALLWAY

LOUNGE

14' x 11'11" (4.27m x 3.63m)

KITCHEN

14'10" x 8'5" (4.52m x 2.57m)

DINING ROOM

14' x 11'11" (4.27m x 3.63m )

LANDING

BEDROOM ONE

11'11" x 10'9" (3.63m x 3.28m)

BEDROOM TWO

11'11" x 10'1" (3.63m x 3.07m)

BATHROOM

7'6" x 6'10" (2.29m x 2.08m)

AML PROCEDURE

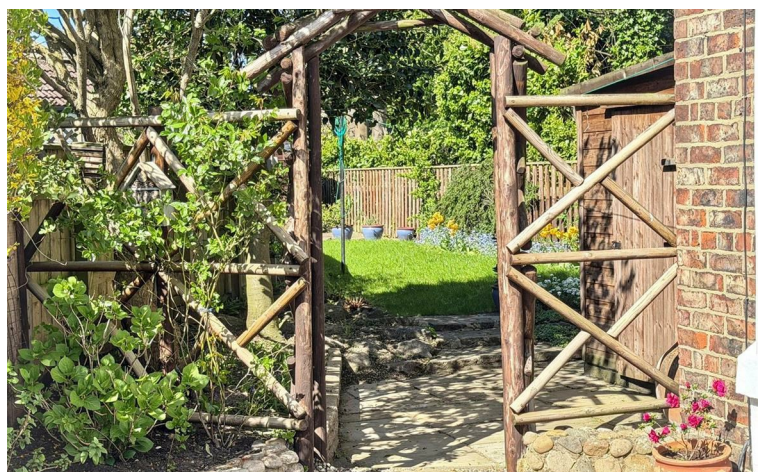
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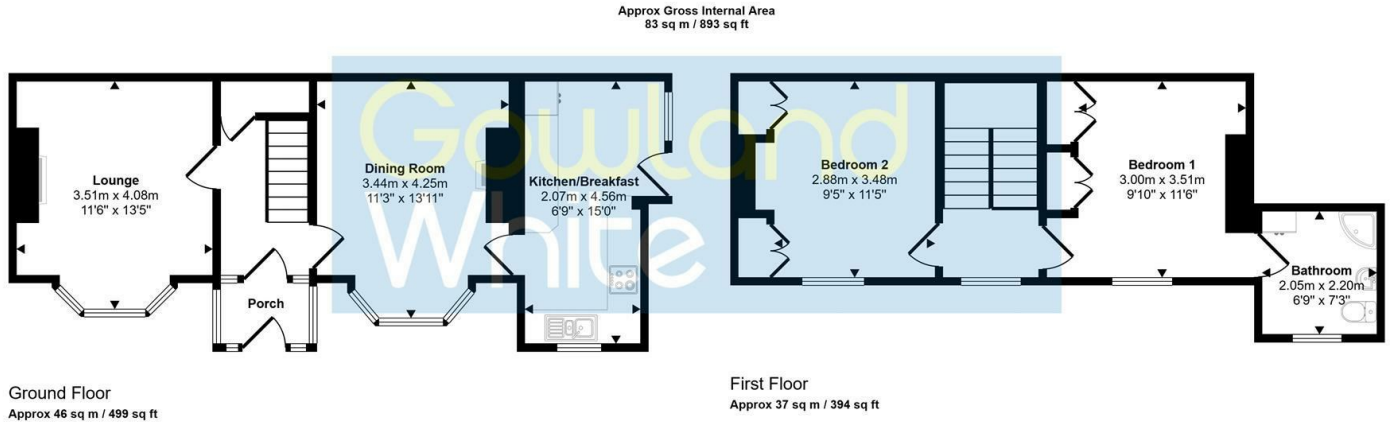


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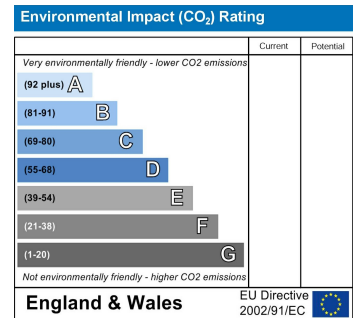
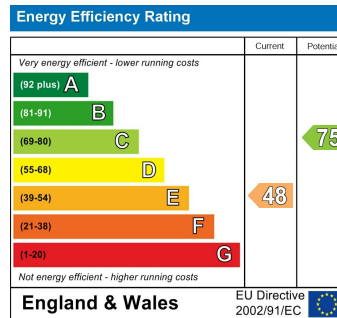
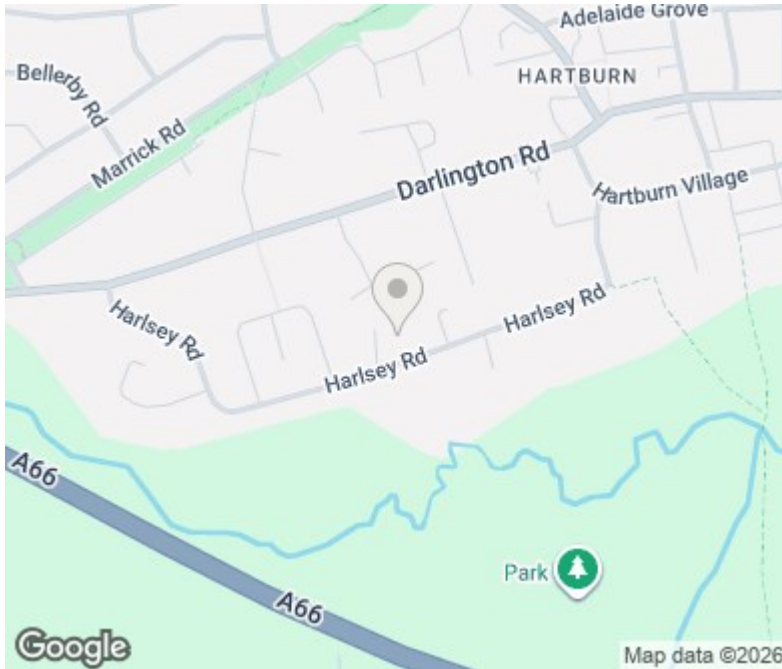




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## VIEWING

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

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17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk

Tel: 01642 615657