



## 20 Auckland Way

Hartburn, Stockton-On-Tees, TS18 5LG

**Offers in excess of £175,000**



Spanning 916sqft & For Sale With A Complete Onward Chain. A Truly Exceptional & Fully Refurbished Semi-Detached Bungalow, Beautifully Positioned In The Highly Sought-After Area Of Hartburn. Offered To The Market With No Onward Chain & Vacant Possession, This Stunning Home Has Been Modernised Throughout To An Impeccably High Standard, Seamlessly Blending Style, Comfort & Practicality.



**Full Description**

Every Detail Has Been Thoughtfully Upgraded — Including A Full Rewire, Brand New Combi Boiler, New Radiators, Modern Feature Fire & Media Wall, And Crisp, Neutral Décor Throughout. The Brand New Kitchen Forms The Heart Of The Home, Featuring A Central Island, Integrated Appliances, Spotlights, And A Contemporary Open-Plan Layout Ideal For Everyday Living Or Entertaining. A Brand New Bathroom Suite With Elegant Fixtures Complements The Home’s Refined Finish.

The Property Also Benefits From A Professionally Converted Loft, Complete With Full Building Regulations And A Proper Staircase, Providing Valuable Additional Living Space Or A Potential Third Bedroom. The Master Bedroom Features Bespoke Fitted Wardrobes With A 10-Year Warranty, Adding Both Functionality & Style.

Externally, The Property Enjoys A South-Facing Rear Garden With A Lawn & Patio Seating Area, Perfect For Relaxing Or Entertaining In The Sun. To The Front, A Driveway Provides Off-Road Parking For Multiple Vehicles, Alongside A Detached Garage With An Up And Over Door & Electric Points, Offering Excellent Storage Or Workshop Potential.

With Brand New Windows, Composite Entrance Door, New Flooring & Modern Finishes Throughout, This Home Is Quite Literally Ready To Move Straight Into. Ideally Located Close To Local Amenities, Reputable Schools, Hartburn Village Shops, & Excellent Transport Links, This Property Presents A Rare Opportunity To Acquire A Turn-Key Home In One Of The Area’s Most Desirable Locations.

**Location**

Set In The Peaceful And Sought-After Hartburn Neighbourhood, 20 Auckland Way Offers A Balanced Lifestyle With Easy Access To Local Amenities, Schools, And Major Routes. While Enjoying The Calm Of A Residential Street, Residents Also Benefit From Convenient Commuting Via The A66 And A19, And Close Proximity To Green Spaces And Community Facilities.

- Hartburn Primary School (Adelaide Grove) – 8 Minutes’ Walk / 2 Minutes’ Drive
- Ian Ramsey Church Of England Academy – 10 Minutes’ Walk / 3 Minutes’ Drive
- Hartburn Local Shops & Amenities – 5 Minutes’ Walk
- Woodlands Family Medical Centre (GP) – 4 Minutes’ Drive
- University Hospital Of North Tees – 6 Minutes’ Drive
- Stockton Town Centre – 8 Minutes’ Drive
- Access To A19 / A66 – 4 Minutes’ Drive
- Ropner Park – 12 Minutes’ Walk / 4 Minutes’ Drive

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

EPC - Improvements Have Been Made To The Property Since The Last Assessment Which May Have Affected The Rating.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

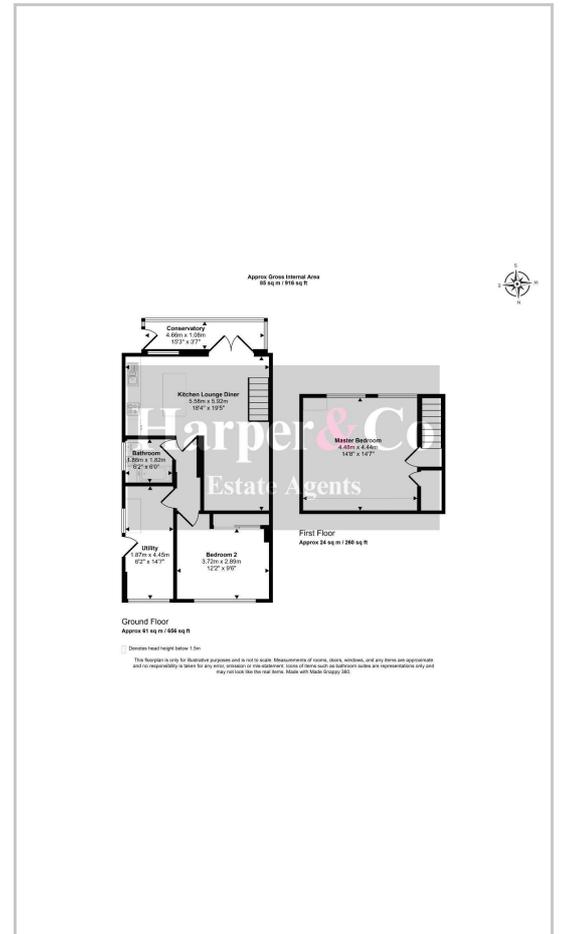
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

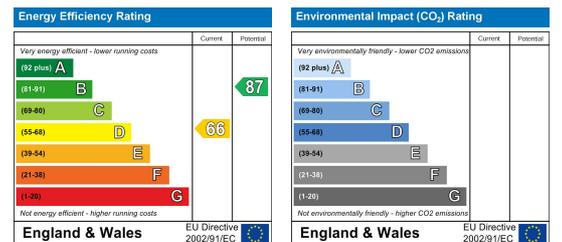
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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