



42 Linden Avenue

Hartburn, Stockton-On-Tees, TS18 4EG

Offers in excess of £290,000



Nestled In The Charming Area Of Hartburn, Stockton-on-tees, This Exquisite Detached Bungalow On Linden Avenue Offers A Perfect Blend Of Modern Luxury And Comfortable Living. Recently Refurbished From Top To Bottom, No Expense Has Been Spared In Creating A Home That Is Both Stylish And Functional.



Full Description

As You Step Inside, You Are Greeted By An Inviting Reception Room That Provide Ample Space For Relaxation And Entertaining. The Heart Of The Home Is Undoubtedly The Stunning Open Plan 'Court Homemakers' Designer Kitchen, Which Has Been Featured In The Prestigious Living North Interiors 2024 Magazine. This Contemporary Kitchen Is Not Only A Culinary Delight But Also A Beautiful Focal Point Of The Home.

The Bungalow Boasts Two/Three Spacious Double Bedroom, Ensuring Plenty Of Room For Rest And Privacy. The Recently Built Orangery, Spanning An Impressive 23 Feet And Adorned With Skylight Windows, Floods The Space With Natural Light, Creating A Warm And Welcoming Atmosphere.

Set On A Generous Corner Plot, The Property Features Wrap-around Patios That Offer An Ideal Setting For Outdoor Gatherings Or Simply Enjoying The Tranquil Surroundings. This Delightful Bungalow Is Perfect For Those Seeking A Peaceful Retreat While Still Being Conveniently Located Near Local Amenities.

In Summary, This Beautifully Refurbished Bungalow On Linden Avenue Is A Rare Find, Combining Modern Elegance With Practical & Versatile Living Spaces. It Is An Ideal Choice For Anyone Looking To Settle In A Serene Neighbourhood While Enjoying The Comforts Of A Contemporary Home.

Location

Excellent Commuter Access With The A66 & A19 Just Minutes Away, Whilst Being Within A Short Stroll Of Ropner Park & Lake.

- Ropner Park & Lake - 8 Minute Walk
- Preston Park & Museum - 5 Minute Drive
- Hartburn Village, The Masham, Bars & Restaurants - 4 Minute Drive/15 Minute Walk
- Yarm High Street - 11 Minute drive
- Aldi Supermarket - 9 Minute Walk/2 Minute Drive
- Thornaby Train Station - 7 Minute Drive
- Tees Barrage & Infinity Bridge - 7 Minute Drive

Distance Times As Estimated By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

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.

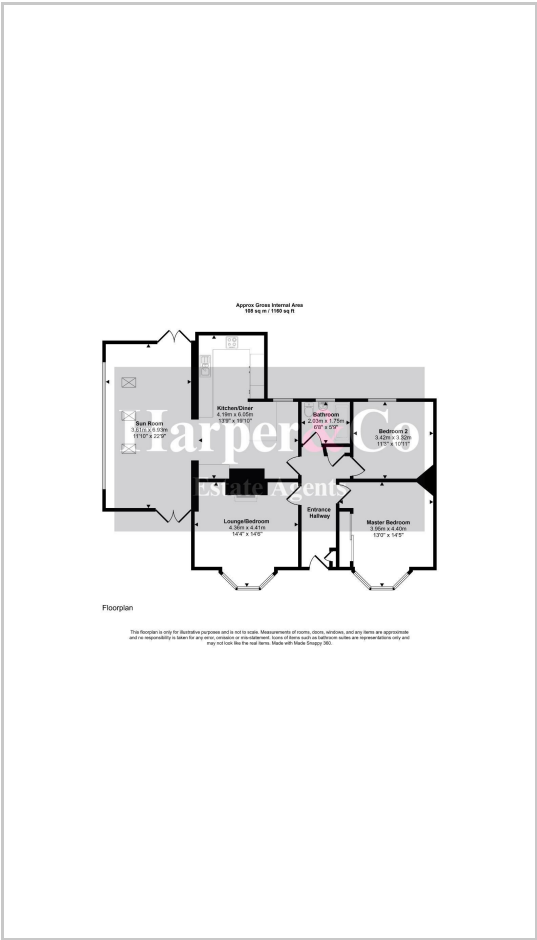
Money Laundering

In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

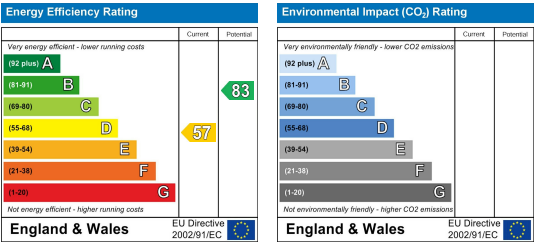
Area Map



Floor Plans



Energy Efficiency Graph



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.