



Ainderby Grove, Hartburn, Stockton-On-Tees, TS18 5PJ

Offered for sale with no onward chain, this extended detached family home is pleasantly situated within a cul-de-sac in the highly sought after area of Hartburn. With four generously sized bedrooms, the property provides ample and versatile living space ideal for a growing family, and is well maintained throughout.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway with access to a convenient downstairs WC, a spacious lounge featuring a fireplace and ample room for dining, and a bright garden room to the rear with direct access to the garden, creating an ideal space for relaxing or entertaining. The modern kitchen is fitted with shaker style units and comes equipped with an oven, hob, washing machine, dishwasher and fridge, with the added benefit of side access.

To the first floor are four spacious bedrooms, three of which benefit from built-in storage or wardrobes, all served by the family bathroom fitted with a shower over the bath. A boarded loft with access provides additional useful storage space.

Externally, the property enjoys a lawned garden to the front with a driveway providing off street parking and access to the integral garage. To the rear, there is a well maintained garden featuring a lawn, multiple patio areas and a range of mature shrubs, creating a pleasant and versatile outdoor space.

This ideal family home is perfectly positioned within close proximity to well regarded local primary and secondary schools, while also benefiting from excellent access to the A66, offering convenient transport links for commuters. With its contemporary layout, generous proportions and desirable location, this property represents an excellent opportunity to acquire a lovely family home.

Offers Over £315,000



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HALLWAY

LOUNGE

21'4" x 14'10" (6.50m x 4.52m)

FAMILY ROOM

14'4" x 10'5" (4.37m x 3.18m)

KITCHEN

11'7" x 11'1" (3.53m x 3.38m)

DOWNSTAIRS WC

6'2" x 2'9" (1.88m x 0.84m)

LANDING

BEDROOM ONE

12'2" x 11'9" (3.71m x 3.58m)

BEDROOM TWO

11'2" x 8'11" (3.40m x 2.72m)

BEDROOM THREE

9'11" x 8'5" (3.02m x 2.57m)

BEDROOM FOUR

8'10" x 8'2" (2.69m x 2.49m)

BATHROOM

7'6" x 5'5" (2.29m x 1.65m)

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.



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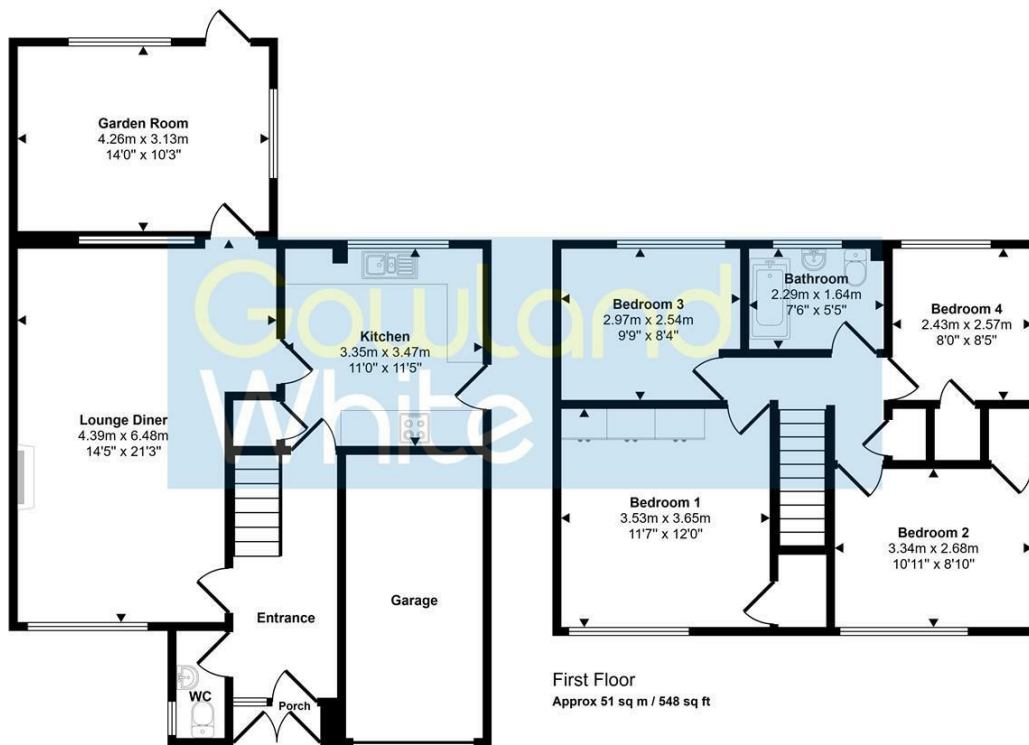
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Approx Gross Internal Area
127 sq m / 1365 sq ft



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.



| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-------------------------|
| Very very efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

VIEWING

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

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