



4 Killinghall Grove

Hartburn, Stockton-On-Tees, TS18 5PT

£200,000



*** SENSIBLE OFFERS CONSIDERED*** Welcome To This Charming Semi-detached House Located In The Desirable Area Of Killinghall Grove, Hartburn In Stockton-on-tees. This Delightful Property Boasts Three Well-proportioned Bedrooms, Making It An Ideal Home For Growing Families Or Those Seeking Extra Space. The Heart Of The Home Is A Spacious 24ft Lounge/Diner, Perfect For Family Gatherings Or Entertaining Friends, Providing A Warm And Inviting Atmosphere.



Full Description

The Property Has Been Well Maintained Throughout, Ensuring That You Can Move In With Ease And Comfort. An Attached Garage Offers Additional Storage Space, With The Potential For Conversion, Subject To Planning Permission, Allowing You To Tailor The Space To Your Needs.

Step Outside To Discover An Enclosed South-facing Rear Garden, Complete With A Patio Seating Area, Perfect For Enjoying Sunny Afternoons Or Hosting Summer Barbecues. The Garden Provides A Private Retreat For Relaxation And Play, Making It A Wonderful Space For Children And Pets Alike.

Additionally, The Block-paved Driveway Offers Off-road Parking For Multiple Vehicles, A Valuable Feature In This Sought-after Location.

This Property Presents A Fantastic Opportunity For Those Looking To Settle In A Friendly Community, With Convenient Access To Local Amenities And Transport Links. Don't Miss The Chance To Make This Lovely House Your New Home.

Location

Killinghall Grove Is Located In Hartburn & Is Within Walking Distance To Many Local Amenities, Reputable Schools & Transport Routes.

- Fairfield Primary School - 4 Minute Drive, 9 Minute Walk
- Our Lady & St Bede Catholic Academy - 6 Minute Drive, 20 Minute Walk
- Holy Trinity Rosehill CE Primary School - 2 Minute Drive. 9 Minute Walk
- Ian Ramsey Church of England School - 4 Minute Drive, 18 Minute Walk

Distance Times As Suggested 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

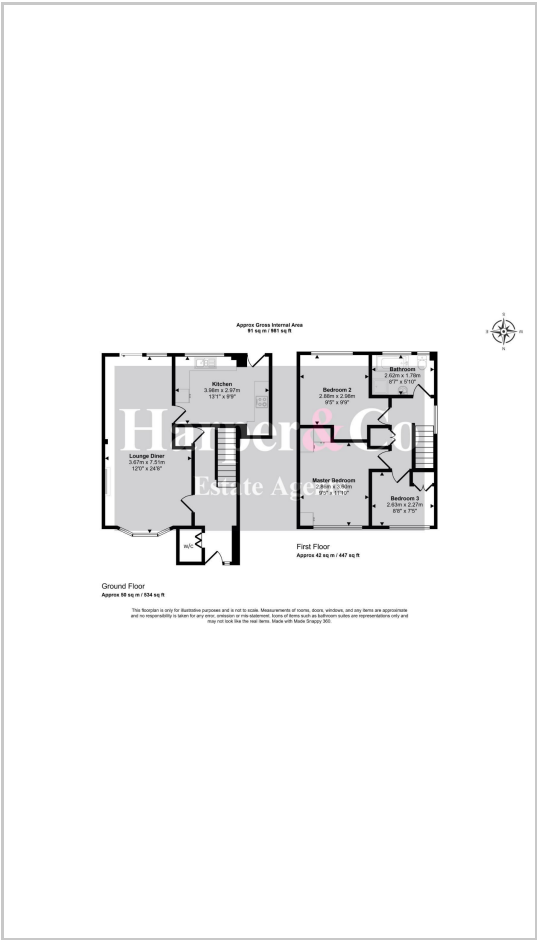
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

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Area Map



Floor Plans



Energy Efficiency Graph

