GowlandWhite

Sunny Side Grove, Hartburn, Stockton-On-Tees, TS18 5DH

Appealing to families, professionals and buyers looking for a spacious home with excellent potential, this deceptively spacious semi-detached property is pleasantly situated off Harlsey Road in the highly sought after Hartburn area of Stockton-on-Tees and is offered for sale with the benefit of NO ONWARD CHAIN.

The property offers generous and versatile accommodation, comprising an entrance hall, two spacious reception rooms, kitchen, useful utility room/porch area with access to the garage and ground floor WC.

To the first floor are three bedrooms and a wet room. The property also benefits from a useful loft conversion providing a fourth bedroom, accessed via a fixed staircase. This additional space could also be utilised as a home office, hobby room or for a variety of other purposes.

Externally, there are gardens to both the front and rear, with the rear garden being predominantly paved. The property also benefits from a driveway providing parking for multiple vehicles, together with a garage. Further benefits include a gas central heating system and mostly double glazed windows.

The property is in need of some modernisation, offering an excellent opportunity for buyers to update, improve and personalise the home to their own tastes and requirements. With its generous room sizes, versatile accommodation and desirable location, the property provides a fantastic family home.

Pleasantly situated in Hartburn, the property is conveniently located close to popular schools, Ropner Park and Hartburn Village, which offers a range of local shops, amenities and services. Excellent commuter links are also accessible via the A66, providing convenient access to Stockton-on-Tees, Middlesbrough and the surrounding areas, making this an appealing choice for both families and professionals.

£230,000

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HALLWAY

LOUNGE
15'11" x 11'10" (4.85m x 3.61m)

KITCHEN
14'8" x 8'5" (4.47m x 2.57m)

DINING ROOM
14'8" x 12' (4.47m x 3.66m)

UTILITY ROOM

REAR PORCH

DOWNSTAIRS WC
5'2" x 3'6" (1.57m x 1.07m)

LANDING

BEDROOM ONE
14' x 12'8" (4.27m x 3.86m)

BEDROOM TWO
13'6" x 8'9" (4.11m x 2.67m)

BEDROOM THREE
8'9" x 7'10" (2.67m x 2.39m)

WET ROOM
8'9" x 8'4" (2.67m x 2.54m)

BEDROOM FOUR/LOFT ROOM
14'10" x 11'8" (4.52m x 3.56m)

GARAGE

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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Tel: 01642 615657

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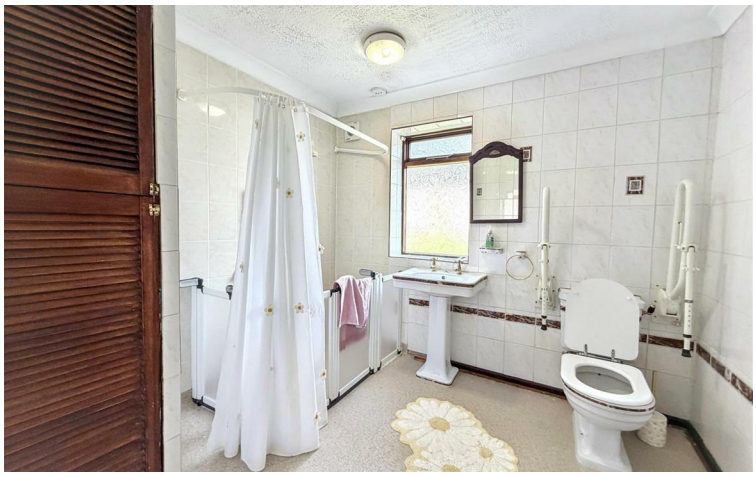

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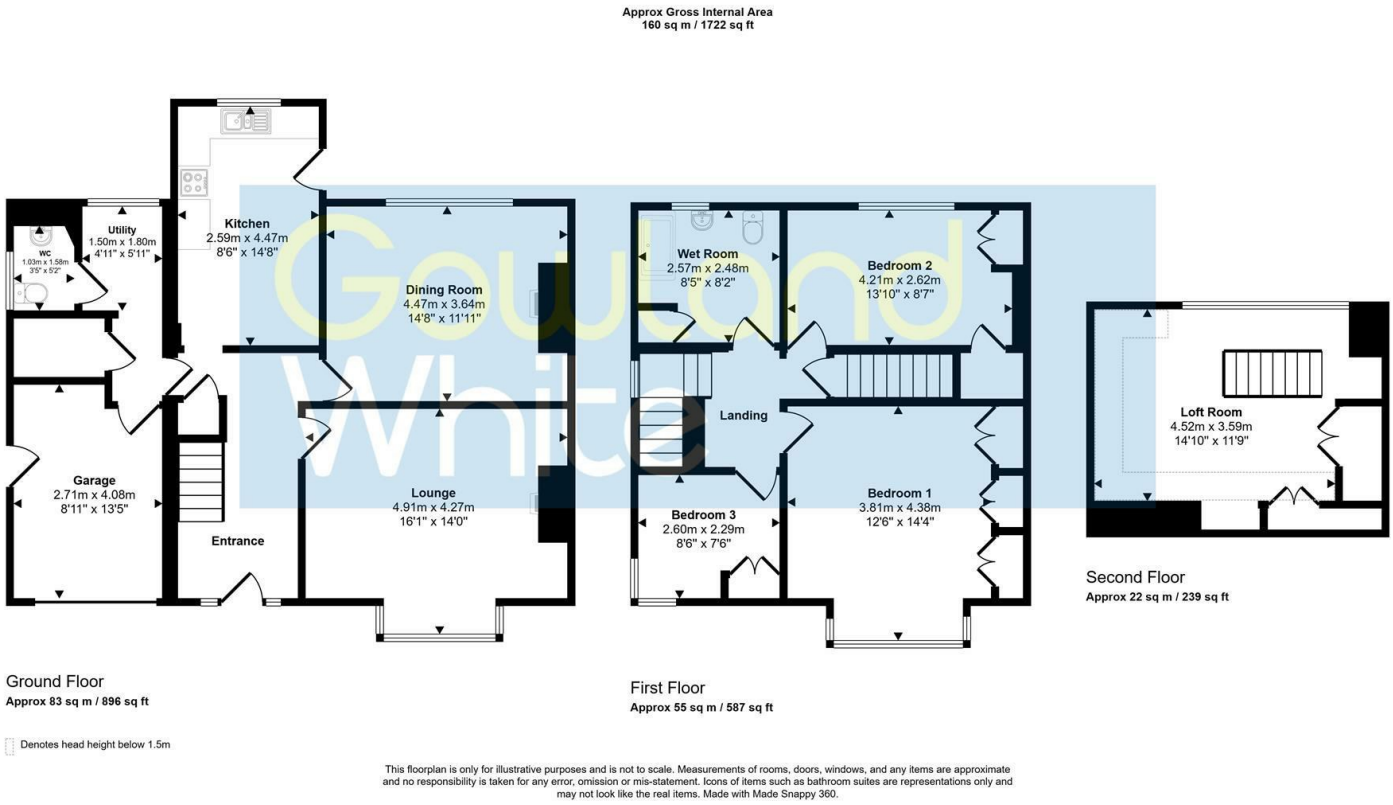

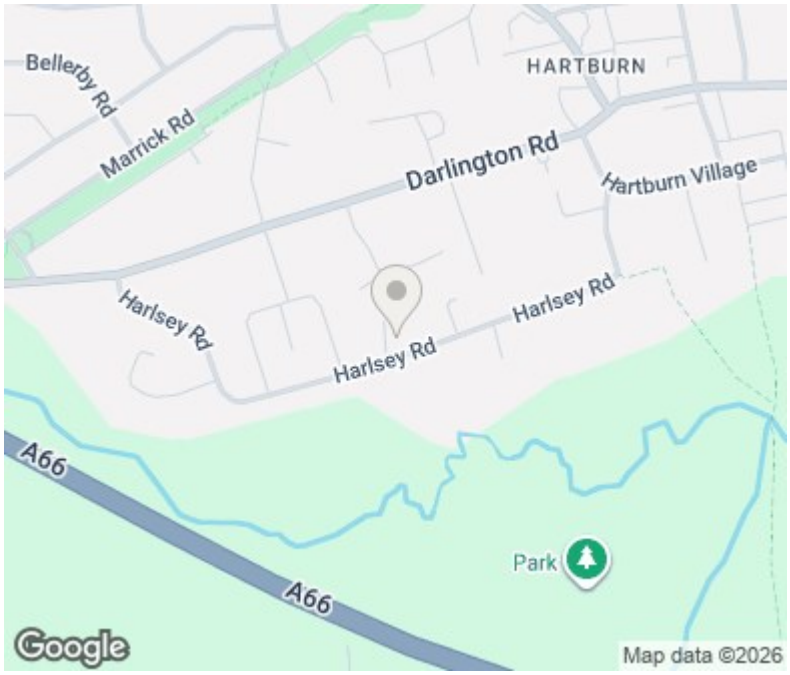

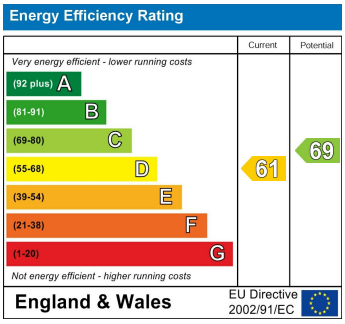

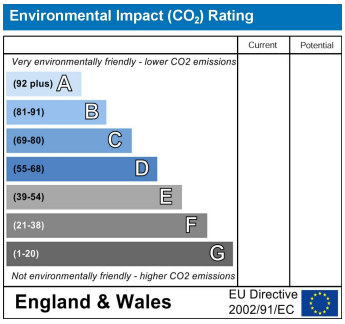

VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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.

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