GowlandWhite

Auckland Way, Hartburn, Stockton-On-Tees, TS18 5LG

NO ONWARD CHAIN! Situated in the highly desirable area of Hartburn on a generous 0.16 acre site, this three bedroom detached family home offers generous living space and an excellent location close to reputable schools, shopping facilities, and local amenities. An ideal purchase for first time buyers or families looking to put their own stamp on a lovely home.

The accommodation briefly comprises: an entrance hall with ground floor WC and a large store room, offering flexible potential uses. This leads through to a spacious lounge/dining room with a staircase and French doors and access to the kitchen with a side door opening onto the rear garden.
To the first floor are three bedrooms, a family bathroom, and a separate WC.

The property features a newly replaced roof, gas central heating, double glazing, and an EV charger in the integral garage.

Externally, there are gardens to the front and rear, the block paved driveway and garage provide convenient off road parking. All furniture can be included in the sale.

£260,000

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HALL

DOWNSTAIRS WC
8'1" x 4'10" (2.46m x 1.47m)

LOUNGE/DINING ROOM
31'4" x 12'10" (9.55m x 3.91m)

KITCHEN
12'10" x 10'7" (3.91m x 3.23m)

STORE ROOM
10' x 9'10" (3.05m x 3.00m)

LANDING

BEDROOM ONE
12'10" x 12' (3.91m x 3.66m)

BEDROOM TWO
12'11" x 10'4" (3.94m x 3.15m)

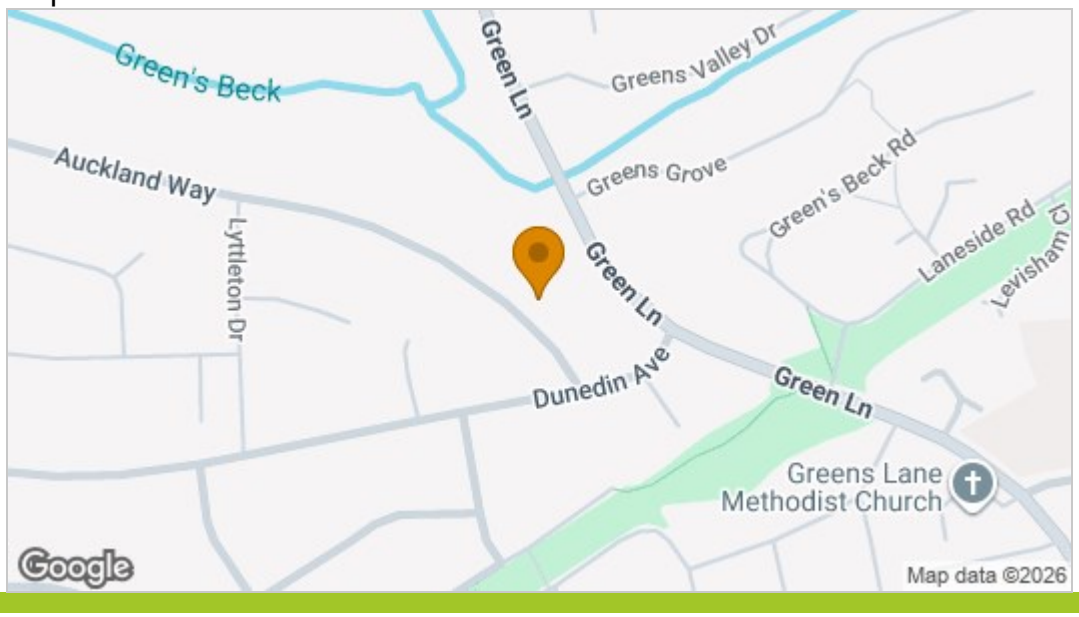
BEDROOM THREE
10'3" x 9'11" (3.12m x 3.02m)

BATHROOM
6'11" x 5'9" (2.11m x 1.75m)

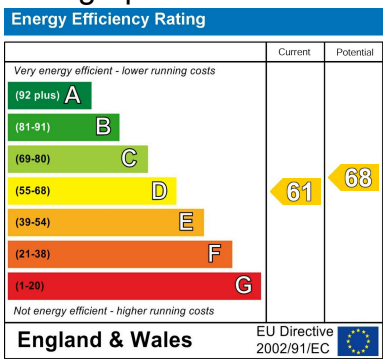
WC
6' x 2'10" (1.83m x 0.86m)

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.

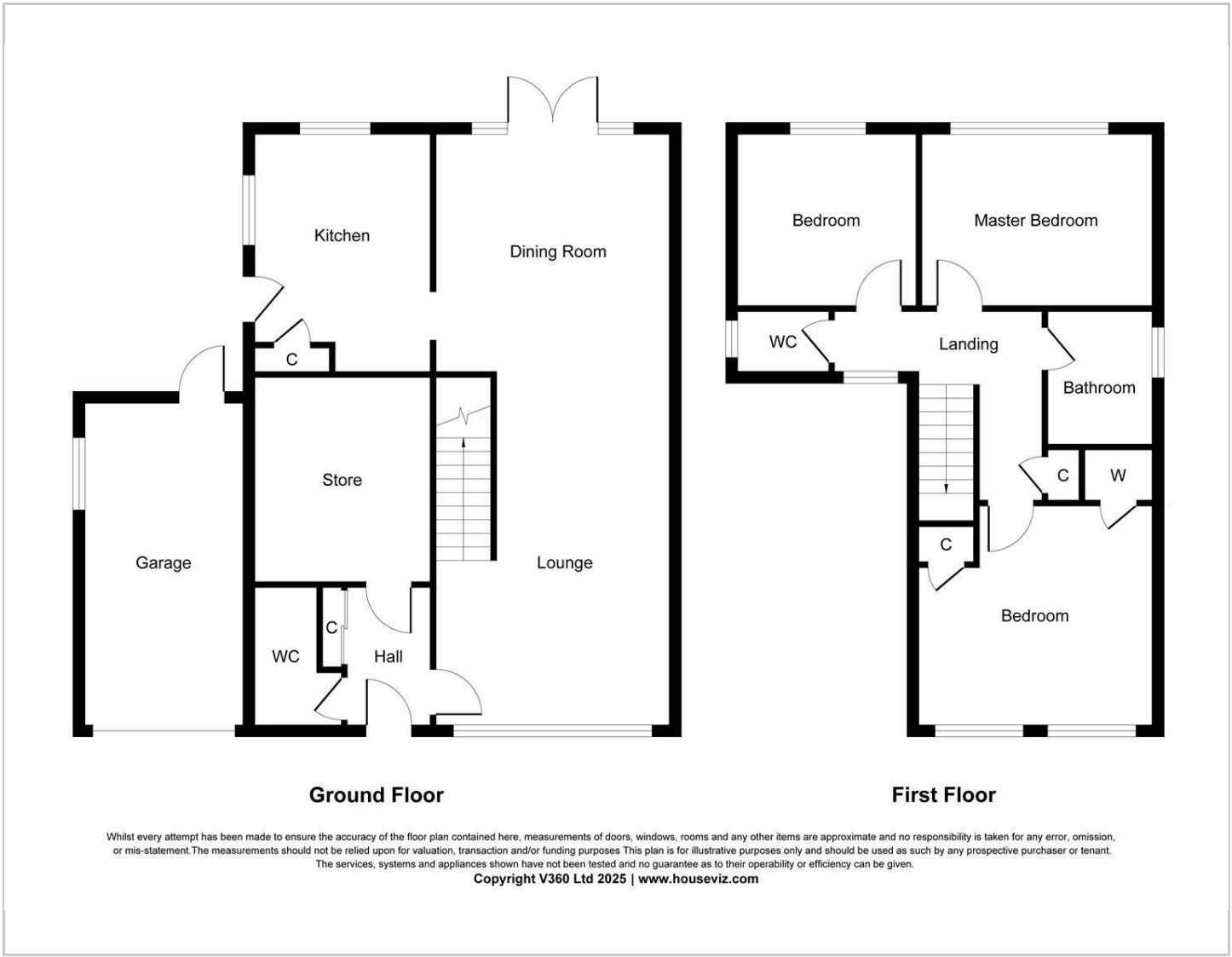
Map



EPC graph



Floor Plan



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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