



## Tasman Drive, Hartburn, Stockton-On-Tees, TS18 5LA

Offered with NO CHAIN, discover this charming two bedroom semi-detached bungalow with detached garage, presented in good condition and offered with no chain. Perfectly situated in the sought after area of Hartburn, this property enjoys a sunlit south-facing rear garden and easy single floor living.

The welcoming entrance hall leads to a generously sized lounge. The modern kitchen features sleek high gloss units, an integrated oven, hob, fridge/freezer, and a freestanding washing machine. French doors open onto the rear garden, creating a seamless indoor-outdoor living experience.

There are two bedrooms, with one offering a lovely view of the garden. The contemporary shower room is equipped with a large shower cubicle and modern fittings.

Externally, the front garden is neatly maintained with a lawn, established shrubbery, and a driveway leading to a gate offering additional security. The rear garden includes a detached garage, a sunny patio area, and a well kept lawn, perfect for relaxation and outdoor entertaining.

Conveniently located close to popular schools, amenities at Harper's Parade shops, and Hartburn Village, with easy access to bus routes and the A66 for effortless commuting, this delightful bungalow is ideal for those seeking a low maintenance home with the benefits of single floor living.

Offers Over £155,000



HALL

LOUNGE

12'5 x 15'11 (3.78m x 4.85m)

KITCHEN

8'10 x 10'2 (2.69m x 3.10m)

BEDROOM ONE

15'3 x 9'6 (4.65m x 2.90m)

BEDROOM TWO

10'10 x 5'10 (3.30m x 1.78m)

SHOWER ROOM

5'10 x 5'9 (1.78m x 1.75m)

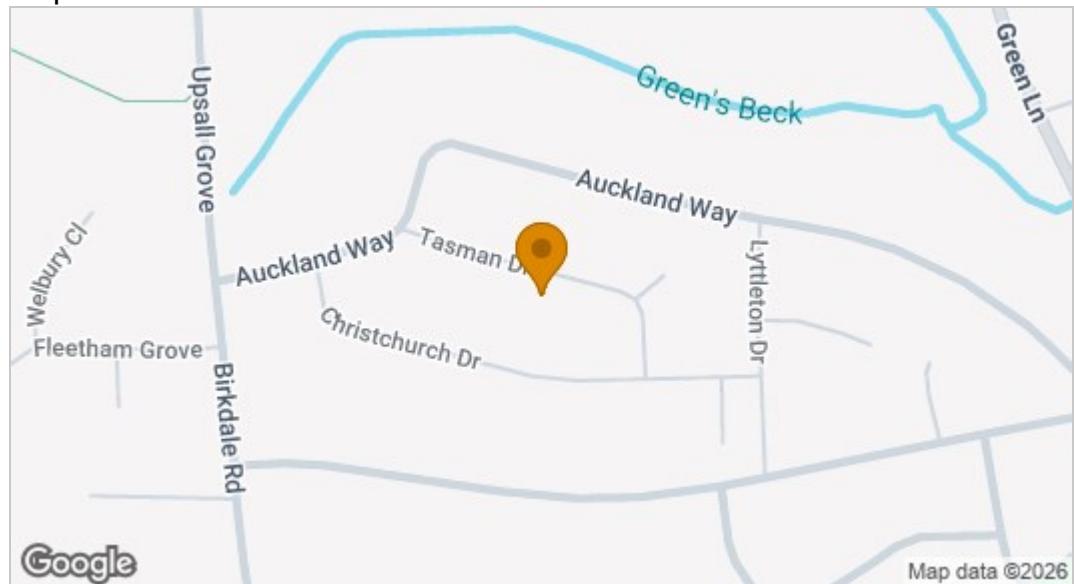
#### AML PROCEDURE

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.





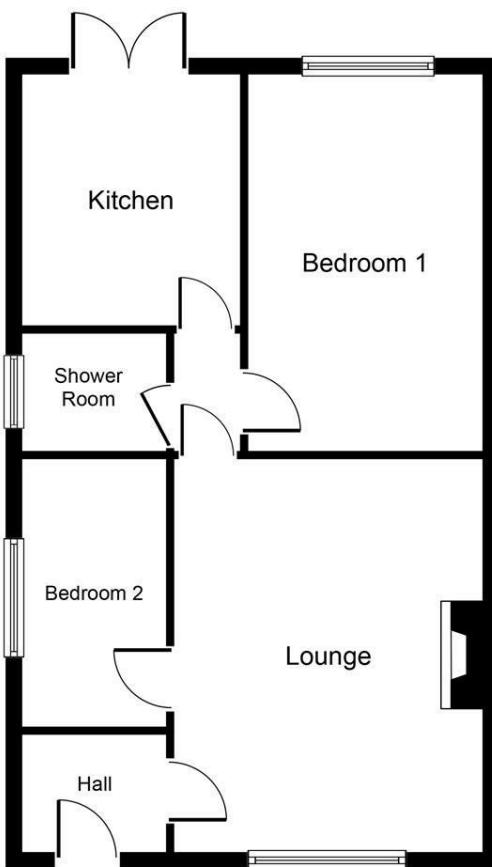
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWING

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

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