



Westborough Grove, Hartburn, Stockton-On-Tees, TS18 5PW

Immaculately presented and thoughtfully extended, this stunning four bedroom semi-detached home is perfect for families or anyone seeking a move in ready property. Located in a cul de sac, the property enjoys an excellent position within easy reach of highly regarded schools and just a short distance from Hartburn Village, offering a great selection of local shops, cafes, and amenities.

The welcoming hallway opens through into a comfortable lounge. The contemporary kitchen/dining area is fitted with a range of modern units and integrated appliances including an oven and hob. A real highlight of this property is the spacious family room extension — filled with natural light, featuring a stylish media wall, and French doors that open directly onto the rear garden.

Additional ground floor features include a utility room with space for two appliances, a convenient WC, and internal access to the integral garage. The property benefits from gas central heating and double glazing throughout.

Upstairs, there are four well proportioned bedrooms. The impressive master suite boasts a generous en suite bathroom with separate bath and shower, as well as a walk in wardrobe. The remaining bedrooms are served by a modern family shower room.

Outside, the front of the property features a large block paved driveway providing parking for up to four cars and access to the garage, complete with electric doors, power and lighting.

The rear garden offers a lawn area, composite decking with integrated lighting and canopy, plus a timber built bar with electricity and an additional timber shed, also with power, to the side.

This property perfectly combines modern living with stylish design and a family friendly layout, early viewing is highly recommended.

£280,000



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HALL

LOUNGE

13'9" x 13' (4.19m x 3.96m)

KITCHEN/DINING ROOM

16'2" x 10'2" (4.93m x 3.10m)

FAMILY ROOM

13'11" x 8'9" (4.24m x 2.67m)

UTILITY ROOM

10'8" x 9'9" (3.25m x 2.97m)

DOWNSTAIRS WC

5'6" x 3'2" (1.68m x 0.97m)

LANDING

BEDROOM ONE

17'7" x 10'8" (5.36m x 3.25m)

WALK IN WARDROBE

7'1" x 3'7" (2.16m x 1.09m)

EN SUITE

10' x 6'4" (3.05m x 1.93m)

BEDROOM TWO

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

BEDROOM THREE

10'7" x 10'2" (3.23m x 3.10m)

BEDROOM FOUR

9'8" > 6'4" x 7'1" (2.95m > 1.93m x 2.16m)

SHOWER ROOM

6'9" x 5'6" (2.06m x 1.68m)

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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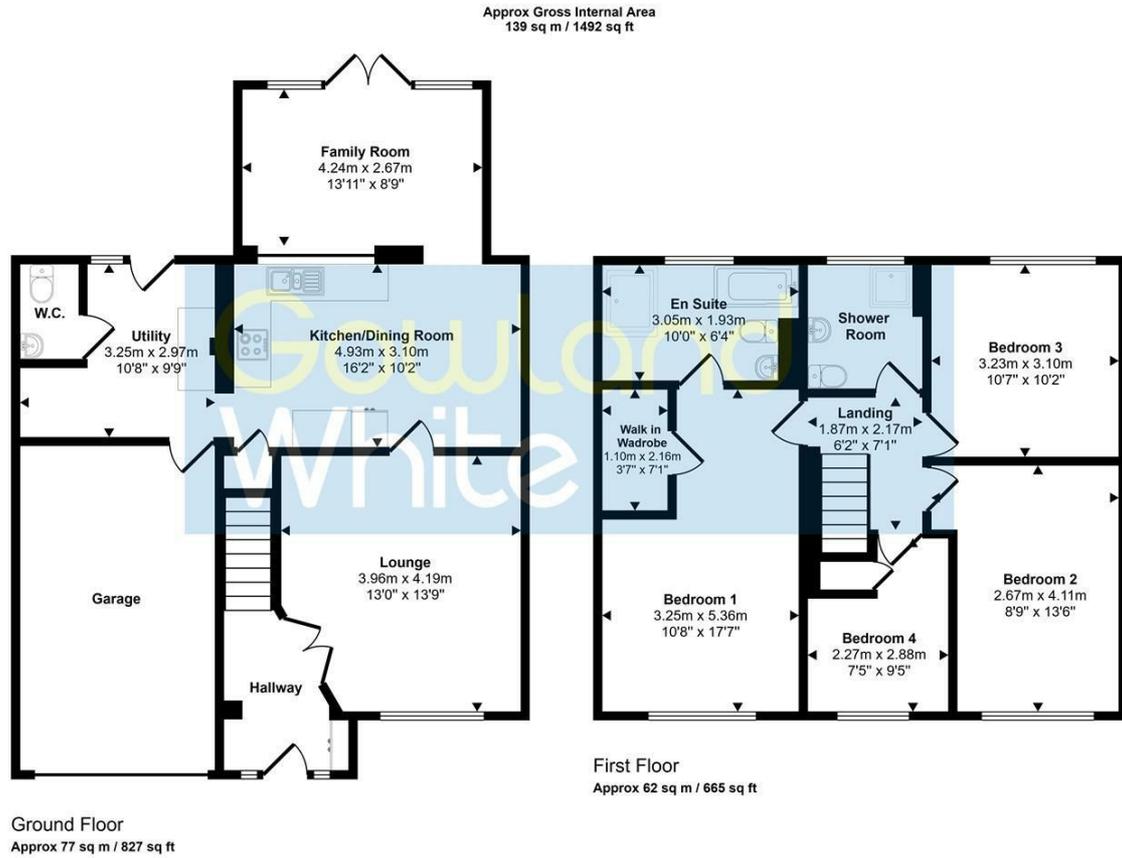


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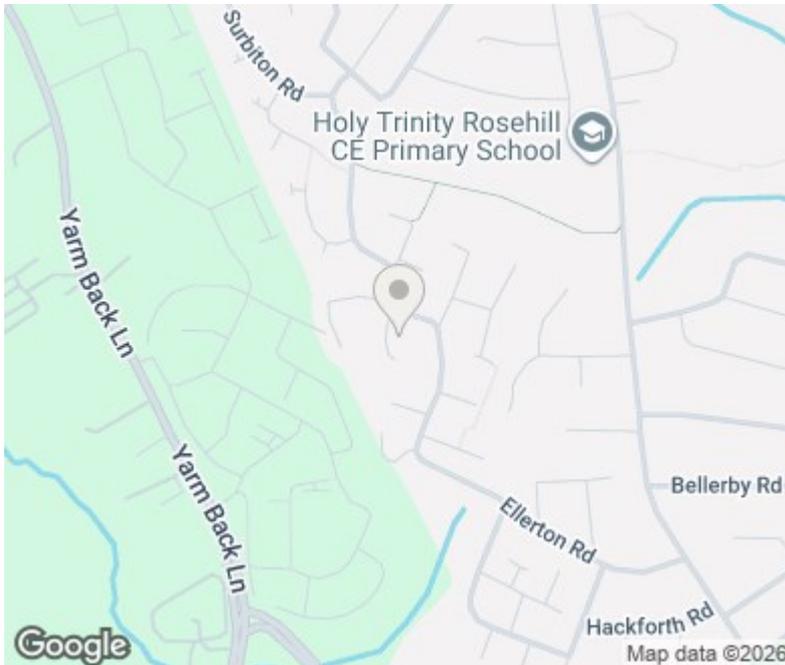




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy 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		75	79
	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		

VIEWING

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

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