



## Arrathorne Road, Hartburn, Stockton-On-Tees, TS18 5PD

Offered with no onward chain, this two bedroom semi-detached bungalow with a detached garage, is ideally located in a popular area of Hartburn, making it an excellent choice for downsizers or those seeking single floor living.

The property features a spacious lounge with a feature fireplace, a kitchen/dining room fitted with a range of units, a peninsular island, integrated oven and hob, and sliding doors that open into a conservatory. The conservatory benefits from a gas central heating radiator and we are advised by our client that replacement windows were installed in 2020.

Both bedrooms are well proportioned and served by a family bathroom, which includes a recently installed bath and an electric shower. A pull-down ladder provides access to a versatile loft space, complete with a gas central heating radiator, uPVC window, partial boarding, and useful eaves storage, offering scope for future use or conversion, subject to the necessary consents.

Additional features include gas central heating, double glazing throughout, and a fitted security alarm.

Outside, the front garden is laid to lawn with mature shrub borders, while a long driveway provides ample off-road parking and leads to a detached garage with power. The rear garden is private and low maintenance, with a lawn, patio, and well-established planting.

Well positioned close to local shops, a friendly pub, and the amenities of Hartburn Village just a short drive away, this home also enjoys excellent transport links via nearby bus routes and the A66, offering both convenience and potential in equal measure.

£175,000



HALL

LOUNGE

15' x 11'10" (4.57m x 3.61m)

KITCHEN/DINING ROOM

16'1" x 9'11" (4.90m x 3.02m)

CONSERVATORY

16'11" x 7'1" (5.16m x 2.16m)

BEDROOM ONE

12'2" x 10'5" (3.71m x 3.18m)

BEDROOM TWO

10'6" x 9'1" (3.20m x 2.77m)

BATHROOM

6'11" x 6'9" (2.11m x 2.06m)

#### AML PROCEDURE

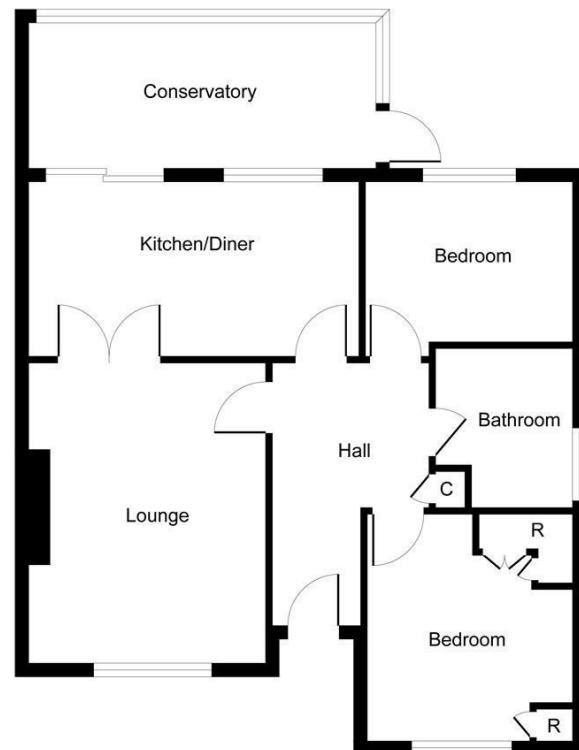
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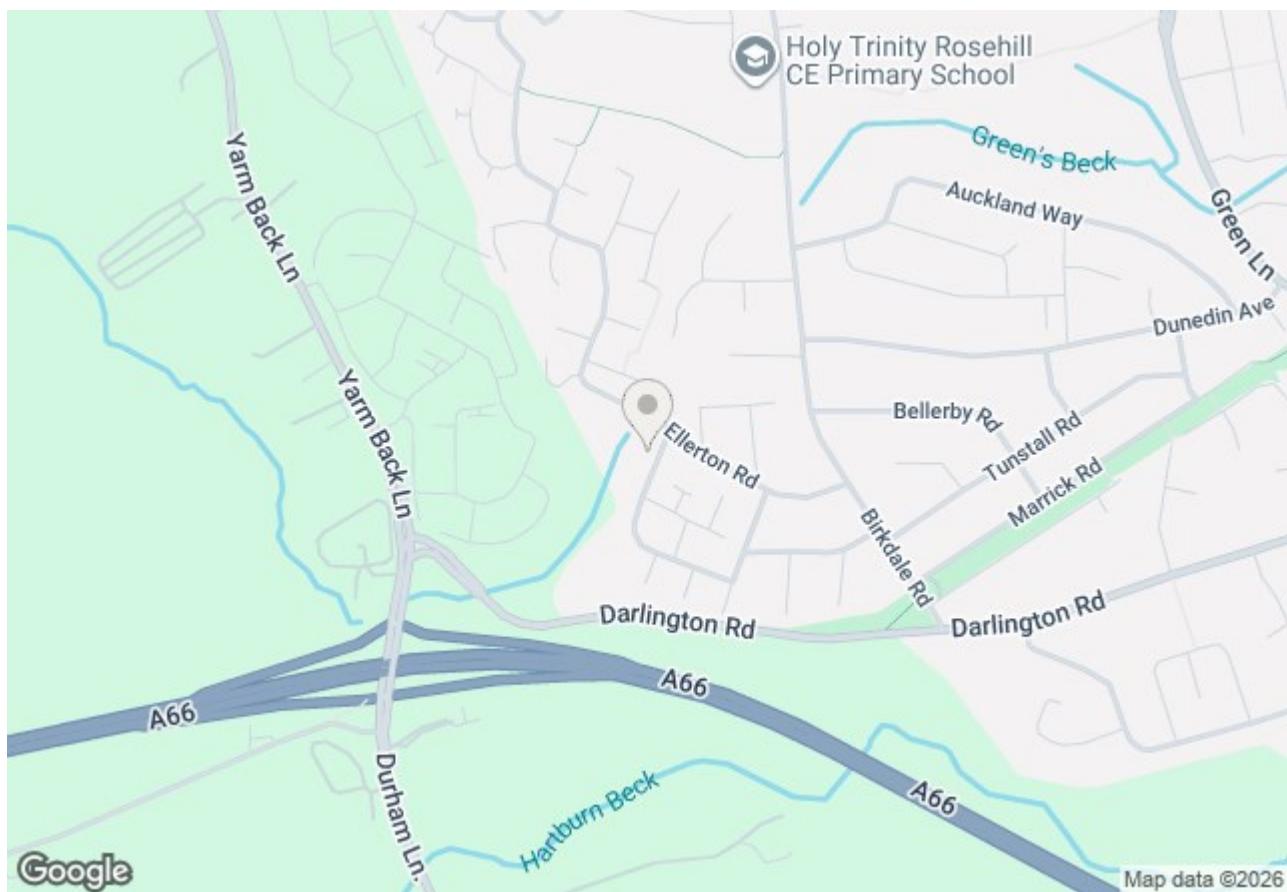


Tel: 01642 615657



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 can be given as to their operability or efficiency.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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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