



91 Dunedin Avenue

Hartburn, Stockton-On-Tees, TS18 5JH

£170,000



Situated Within The Highly Sought After Area Of Hartburn, Stockton-On-Tees, This Well Maintained Three Bedroom Family Home Offers Generous Living Space, A Private Rear Garden And Excellent Potential For A Range Of Buyers.



Full Description

The Property Is Ideally Located Close To Reputable Schools, Local Amenities And Transport Links, Making It Perfect For Families Or Those Looking To Settle In A Desirable Residential Area.

Upon Entering The Property, You Are Welcomed Into A Bright Entrance Hallway, Leading Through To The Main Living Accommodation.

The Spacious Lounge/Diner Is A Key Feature Of The Home, Offering A Large And Versatile Living Space Complete With A Feature Fireplace And Patio Doors Opening Onto The Rear Garden, allowing plenty of natural light and creating a great space for both relaxing and entertaining.

The Kitchen Is Positioned To The Rear And Offers Practical Workspace And Storage, with scope for further enhancement if desired.

The Ground Floor Also Benefits From A Recently Fitted Modern Bathroom, finished to a good standard.

To The First Floor, The Property Offers Three Well Appointed Bedrooms, with two benefiting from fitted wardrobes, providing useful storage space.

Externally, The Property Continues To Impress With A Large Rear Garden That Is Not Overlooked, offering a high degree of privacy and excellent outdoor space for families or entertaining.

To The Front Aspect, There Is A Driveway Providing Off Road Parking, Along With A Detached Garage, ideal for storage or additional use.

The Property Has Been Well Maintained Over Time And Benefits From Several Important Upgrades Including:

- Lighting Rewire With New Consumer Unit Approximately 7 Years Ago
- New Windows Installed Approximately 7 Years Ago
- Replacement Flat Roofs, Guttering, Fascias And Soffits Completed Recently
- Recently Installed Bathroom
- Boiler Approximately 15 Years Old And Serviced Annually

Offering A Combination Of Space, Location And Potential, This Property Represents A Fantastic Opportunity To Purchase A Family Home In One Of Hartburn's Most Desirable Areas.

Location

Situated In The Popular Hartburn Area Of Stockton-On-Tees, This Property Enjoys A Quiet, Well-Established Residential Setting. Local Shops And Everyday Amenities Are Approximately 0.4 Miles Away (Around An 8 Minute Walk).

Well-Regarded Schools, Including Hartburn Primary School, Are Within Easy Reach, Making The Area Particularly Popular With Families. Ropner Park Is Around 0.6 Miles Away (Approximately A 12 Minute Walk), Providing Attractive Green Space And Leisure Facilities.

Stockton Town Centre Is Approximately 1.5 Miles Away (Around A 5 Minute Drive), Offering A Wide Range Of Shops, Cafés And Services. The Property Also Benefits From Excellent Transport Links, With Easy Access To The A66 And A19.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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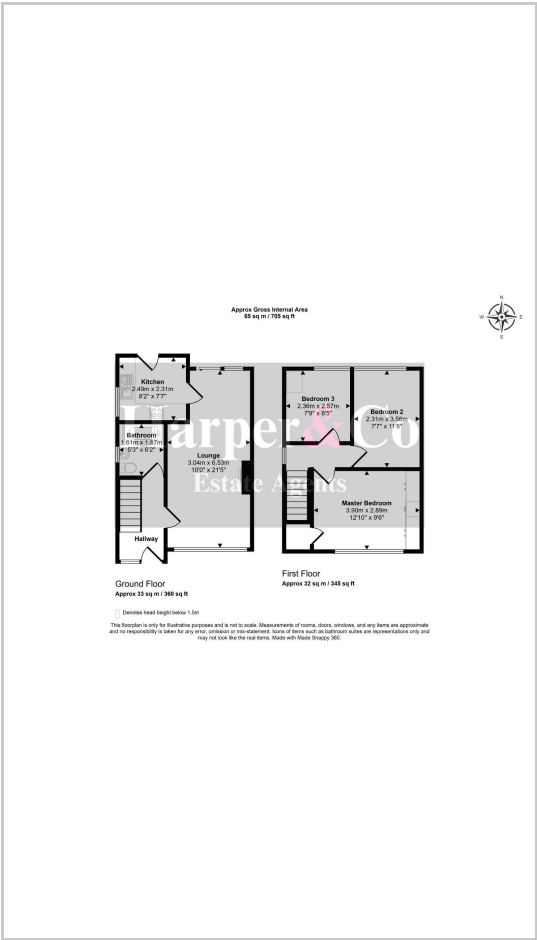
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

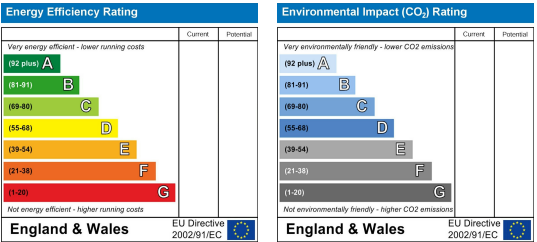
Area Map



Floor Plans



Energy Efficiency Graph



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