GowlandWhite

Brisbane Grove, Hartburn, Stockton-On-Tees, TS18 5BW

UNEXPECTEDLY BACK TO MARKET

This gorgeous semi-detached family home occupies an enviable position in the ever popular Hartburn area, perfectly placed for Hartburn Primary School and with Hartburn Village just a short stroll away. Warm, welcoming and thoughtfully arranged, it offers generous accommodation that will appeal to families, first time buyers and anyone seeking a beautifully presented home in a superb location.

The ground floor features two separate reception rooms, giving the house a lovely sense of flexibility. The front room is bright and inviting with its bay window, while the rear lounge offers a cosy retreat with a multi fuel log burner and French doors opening directly onto the garden. The modern kitchen/breakfast room is fitted with integrated appliances including a dishwasher and washing machine, a Belfast sink and quartz worktops and has a back door leading out to the garden—ideal for everyday family life.

Upstairs, there are three comfortable bedrooms, including a master with a bay window and ornate period fireplace, along with a family bathroom featuring both a separate bath and shower. The loft is boarded and accessed via a pull down ladder.

The south facing rear garden is a real highlight: a generous space with two decking areas, a lawn and patio, perfect for relaxing or entertaining. There is also access to a larger than average garage with power supply and light, while the front of the property offers a driveway for off street parking.

Perfectly placed for well-regarded schools, local amenities, commuter links via the A66 and the attractions of Hartburn Village and Yarm nearby, this wonderful home combines comfort, convenience and charm. Early viewing is strongly recommended.

£275,000

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HALLWAY

LOUNGE
19' x 10'2" (5.79m x 3.10m)

KITCHEN/DINING ROOM
20'10" x 10'11" >7'10" (6.35m x 3.33m >2.39m)

DINING ROOM
13'4" x 11'3" (4.06m x 3.43m)

DOWNSTAIRS WC
6' x 4' (1.83m x 1.22m)

LANDING

BEDROOM ONE
14'3" x 11'3" (4.34m x 3.43m)

BEDROOM TWO
11'11" x 10'2" (3.63m x 3.10m)

BEDROOM THREE
7'1" x 6'11" (2.16m x 2.11m)

BATHROOM
8'5" x 7'9" (2.57m x 2.36m)

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.

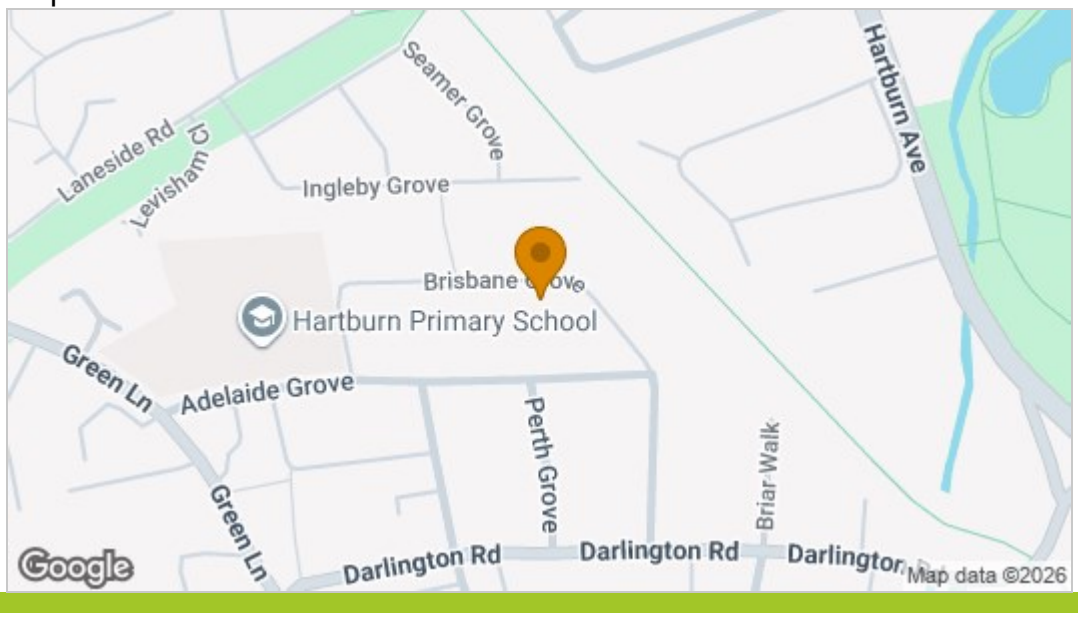
NEW YORK

PARIS

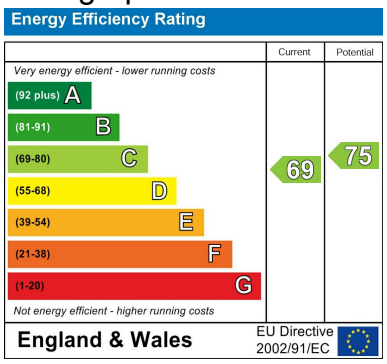
PARIS

HEAT
OFF

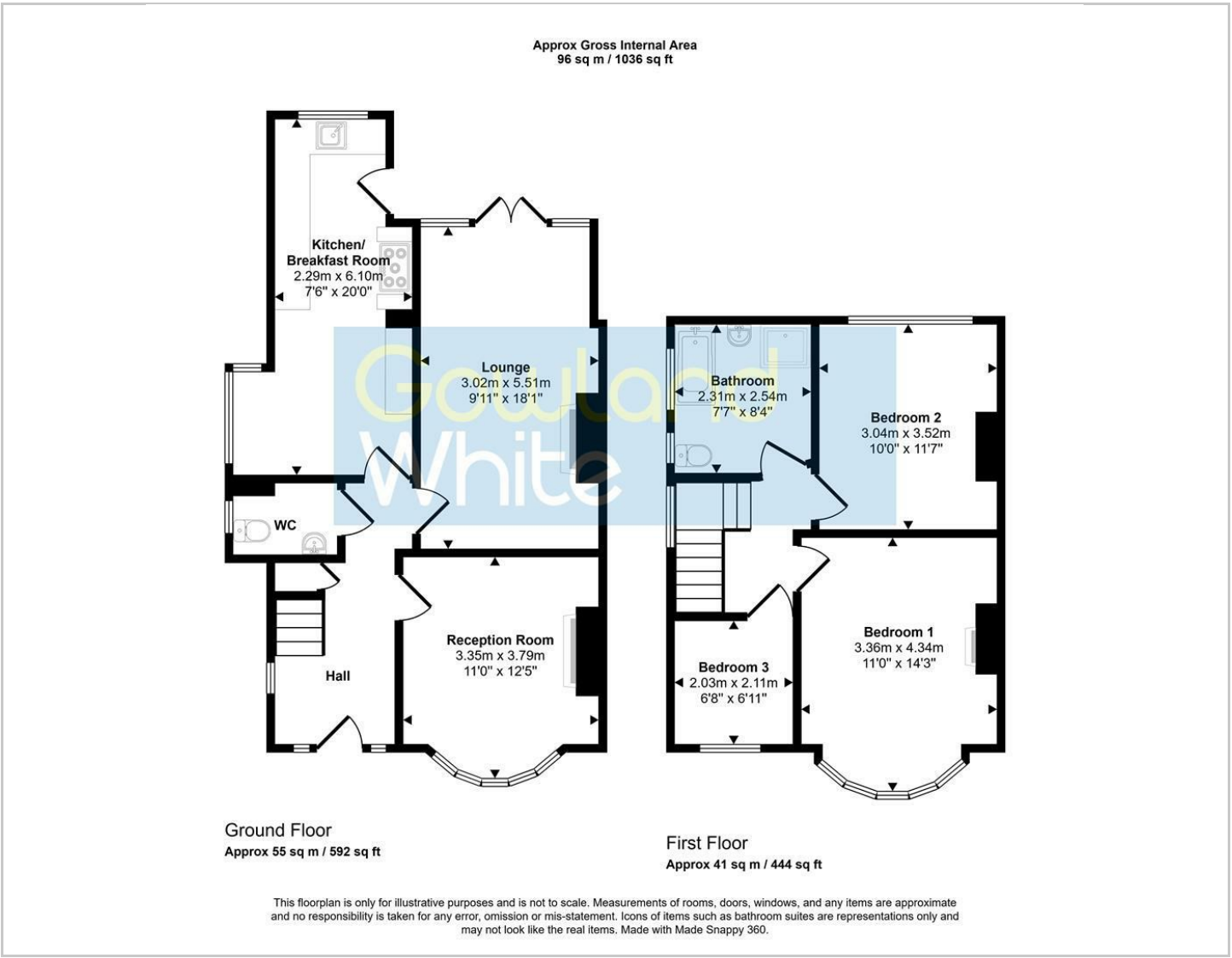
Map



EPC graph



Floor Plan



VIEWING

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

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