GowlandWhite

Kilburn Road, Hartburn, Stockton-On-Tees, TS18 4HA

SOLD WITHIN 7 DAYS

This extended semi-detached home sits within easy walking distance of the highly regarded Hartburn Primary School and just moments from the beautiful Ropner Park, offering an ideal setting for family life.

The accommodation has been thoughtfully extended to the rear, creating a spacious and versatile layout. A welcoming hallway leads into a bay fronted lounge with a period fireplace, a separate dining room, and a snug area opening out to the garden. The breakfast room/joint reception room connects smoothly to a modern high gloss kitchen with a range cooker and seven burner hob, along with direct access to the integral garage. A ground floor WC adds everyday convenience.

Upstairs, there are three bedrooms, including two with wardrobes. The family bathroom features both a separate bath and shower.

Outside, the South facing rear garden combines decking and lawn to create a lovely space. To the front, a driveway provides off road parking and leads to the garage.

£180,000

3 1 3 D

HALLWAY

LOUNGE
14' x 13'1" (4.27m x 3.99m)

DINING ROOM
13'1" x 12'1" (3.99m x 3.68m)

SNUG
9'10" x 9'0" (3.00m x 2.74m)

BREAKFAST ROOM/RECEPTION ROOM
20'4" x 7'11" (6.20m x 2.41m)

KITCHEN
14'10" x 8'8" (4.52m x 2.64m)

DOWNSTAIRS WC
5'5" x 2'11" (1.65m x 0.89m)

LANDING

BEDROOM ONE
11'5" x 15'6" (3.48m x 4.72m)

BEDROOM TWO
13'0" x 9'10" (3.96m x 3.00m)

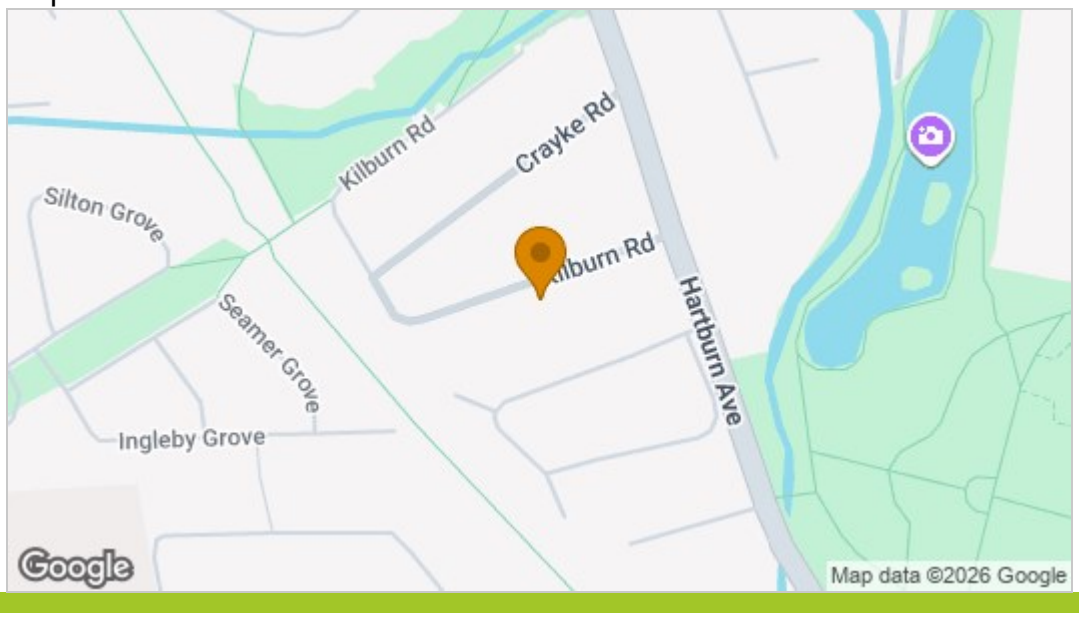
BEDROOM THREE
7'6" 7'2" (2.29m 2.18m)

BATHROOM
9'7" x 7'8" (2.92m x 2.34m)

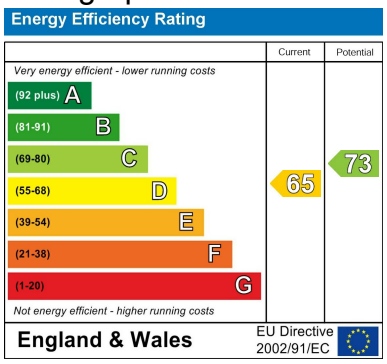
INTEGRAL GARAGE
18'2" x 9'5" (5.54m x 2.87m)

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.

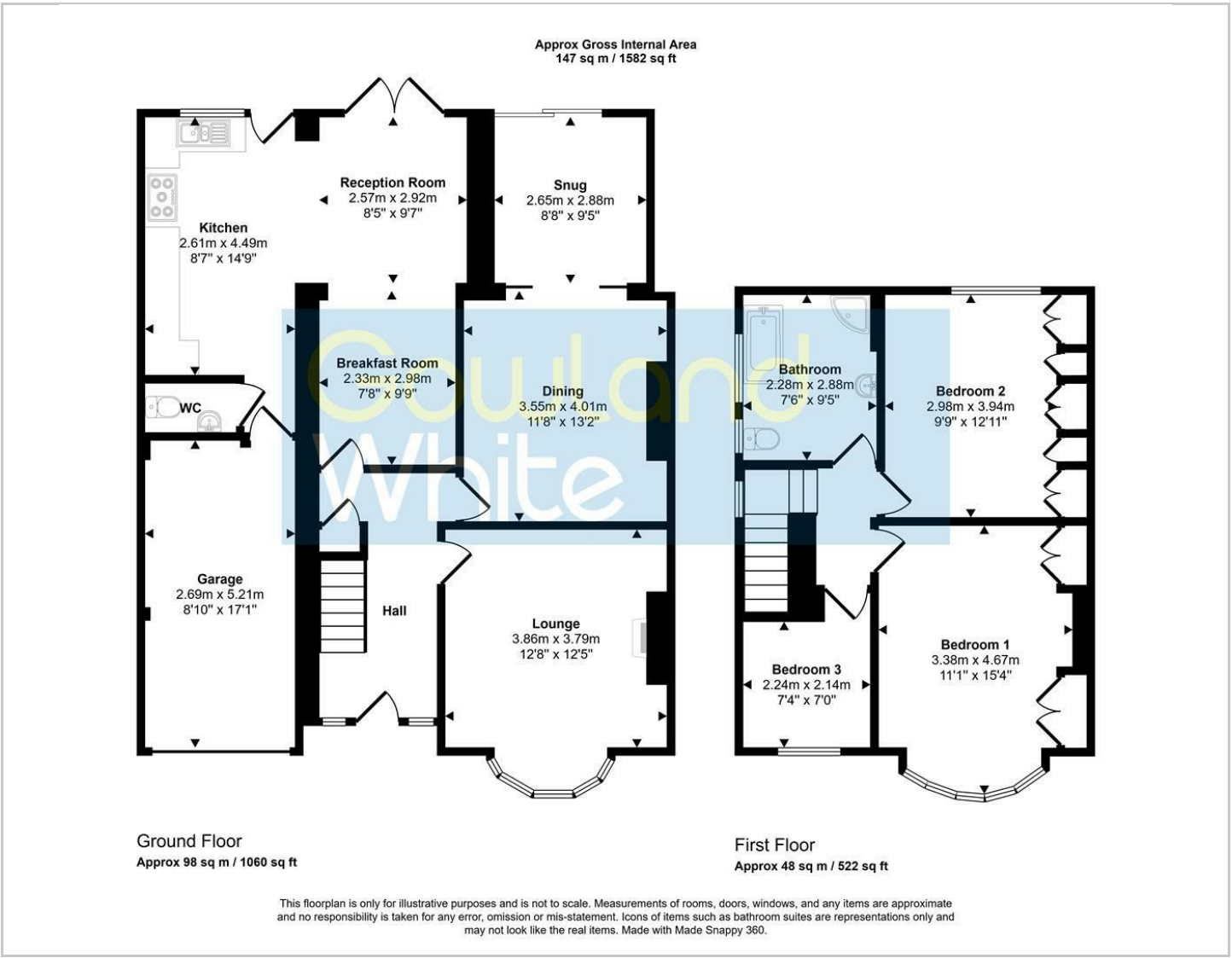
Map



EPC graph



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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