

AUCKLAND WAY, HARTBURN, STOCKTON-ON-TEES, TS18 5LB



- ▲ An Exceptional Semi-Detached House
- ▲ Exceptionally Modernised & Upgraded
- ▲ Walking Distance to Harburn Village and Schools

- ▲ Show Home Presentation
- ▲ Private South Facing Garden
- ▲ Generous Off Road Parking & Garage

£240,000

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What an absolute gem! Meticulously upgraded, improved three bedroom detached house in Hartburn. The show home standard, stunning kitchen diner with bi-folds and south facing private garden with alfresco entertaining area are sure to impress.

The accommodation flows in brief; reception hall, living room, and a fabulous kitchen/diner with bi-fold doors to the garden. There are three good-size bedrooms to the first floor and a superb modern bathroom.

Externally there is heaps of parking, a detached garage accessed via gates and a private south facing garden with stone patio, lawn, shed and decking area with pergola above and section for a hot tub

GROUND FLOOR

ENTRANCE HALL - Composite entrance door to entrance hall with double glazed window to front and side aspects, single radiator, spotlights to ceiling, stairs rising to the first floor and double French doors to living room.



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LIVING ROOM - 3.96m x 4.06m (max) (13' x 13'4" (max))

Double glazed cantilever bay window to front aspect, cupboard understairs, single radiator and double French doors to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM - 4.98m x 2.95m (16'4" x 9'8")

Double glazed anthracite bi-folding doors to rear garden. High gloss newly installed kitchen with central island which incorporates an AEG electric hob and breakfast bar. Space for American style fridge/freezer, high-level Hotpoint oven and combination microwave oven, integrated dishwasher, integrated washing machine, asterite sink and drainer unit with mixer tap, wine rack, spotlights to ceiling, boiler housing and modern anthracite radiator.



FIRST FLOOR

LANDING - Double glazed window to side aspect and loft access.

MASTER BEDROOM (MAX) - 2.95m x 4.06m (9'8" x 13'4")

(max)
Double glazed window to front aspect and single radiator.

BEDROOM TWO - 2.95m x 3.25m (max) (9'8" x 10'8") (max))

Double glazed window to rear aspect, single radiator and built-in store cupboard.

BEDROOM THREE - 3.12m (10'3") x 1.68m (5'6") (max including stairhead)

Double glazed window to front aspect, single radiator and built-in cupboard over stairhead.



BATHROOM - Double glazed window to the rear aspect. Tiled lower walls, splashbacks and floor. Two-seater 'P' shaped style bath with drench style shower and shower attachment, waterfall style mixer tap, floating style vanity unit, low level WC, chrome heated towel rail and extractor fan to ceiling.

EXTERNALLY

PARKING, GARAGE & GARDEN - Externally there is heaps of parking, a detached garage accessed via gates and a private south facing garden with stone patio, lawn, shed and decking area with pergola above and section for a hot tub.

AGENTS REF: - LJ/GD/STO240419/02082024

Council Tax Band: B **Tenure:** Freehold

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GROUND FLOOR

1ST FLOOR



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