



## 23 Worton Crescent , Hartburn Grange, TS21 1GJ

AVAILABLE AROUND 05.07.2025 - SORRY NO PETS OF SMOKERS.

This 3 bedroom detached property is set on the outskirts of the delightful village of Hartburn and boasts excellent transport links, as it is primarily placed to the A66, which connects you easily to the A19 and surrounding areas.

The ground floor accommodation offers a welcoming lounge with open staircase leading to the first floor. Moving through the ground floor accommodation is a downstairs cloakroom, large cupboard offering ample storage for household equipment and a stylish kitchen/diner that includes white goods. French doors open to a low maintenance rear garden.

The first floor boasts 3 well proportioned bedrooms, with the master having the benefit of an en suite. A great bonus with this property is that there is a study that means that you can have the ability to be able to work from

£1,100 PCM

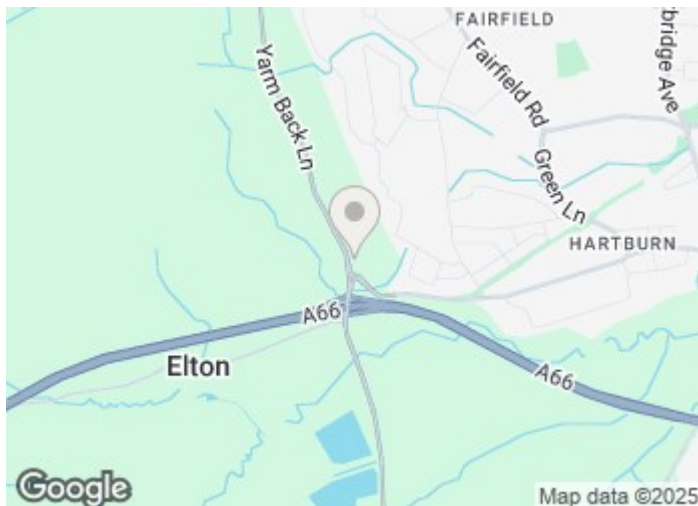
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, Hartburn Grange, TS21 1GJ



- 3 BEDROOM
- DETACHED PROPERTY
- GREAT LOCATION
- STYLISH KITCHEN
- STUDY ROOM FOR HOME WORKING
- GARAGE
- NEWLY FITTED BATHROOM

ENTRANCE PORCH



Directions







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC