



Westborough Grove, Hartburn, Stockton-On-Tees, TS18 5PW

This beautifully extended three bedroom semi-detached home is the ideal choice for families or anyone looking for a move in ready property. Immaculately presented throughout, it has undergone a series of high quality renovations in recent years, combining modern comfort with inviting family spaces.

Located at the entrance of a cul-de-sac, the house enjoys a prime position within easy reach of well regarded schools and just a short distance from Hartburn Village, known for its range of local amenities.

Inside, the hallway leads to a cosy lounge with a contemporary electric fireplace. The kitchen/dining room is well equipped with fitted units, an integrated gas hob, oven, and dishwasher. One of the standout features is the spacious family room, full of natural light, with dual aspect windows and a charming log burning stove. French doors open directly onto the rear garden, creating a seamless flow for indoor-outdoor living.

Upstairs, the home offers three well proportioned bedrooms with the master including fitted wardrobes. The newly fitted shower room enjoys a large walk-in shower and a sleek high gloss vanity unit.

To the front, a block paved driveway provides ample off-road parking and leads to a large detached garage with power and lighting, currently used as a workshop. The rear garden is ideal for families, featuring a long lawn, patio area, and two useful garden sheds.

With excellent commuter links via the A66 and nothing to do but move in, this impressive home is ready to welcome its next family.

Asking Price £220,000



HALL

LOUNGE

13'8" x 16'3" (4.17m x 4.95m)

KITCHEN/DINING ROOM

15'11" x 10'3" (4.85m x 3.12m)

FAMILY ROOM

16'6" x 11'1" (5.03m x 3.38m)

LANDING

MASTER BEDROOM

13'2" x 10'3" (4.01m x 3.12m)

BEDROOM TWO

10'11" x 10'3" (3.33m x 3.12m)

BEDROOM THREE

7'0" x 9'8" (2.13m x 2.95m)

SHOWER ROOM

7'9" x 7'1" (2.36m x 2.16m)

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.



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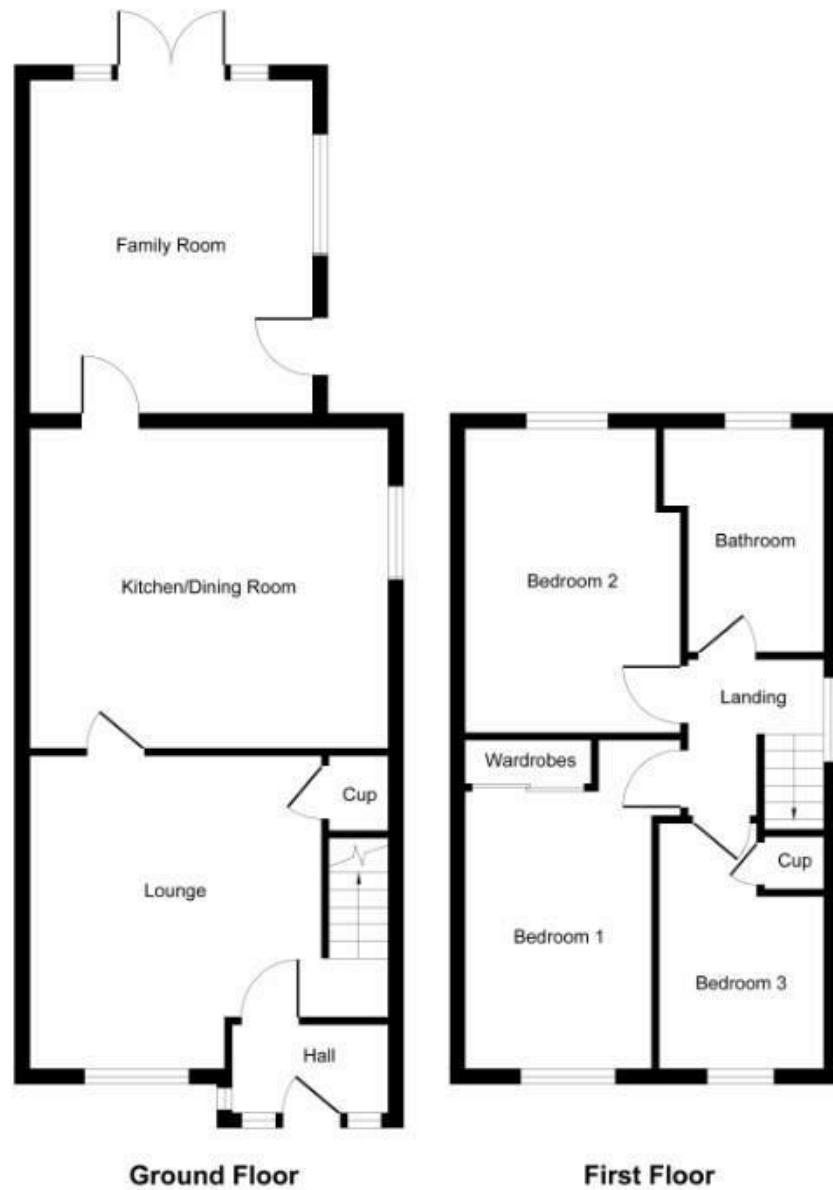


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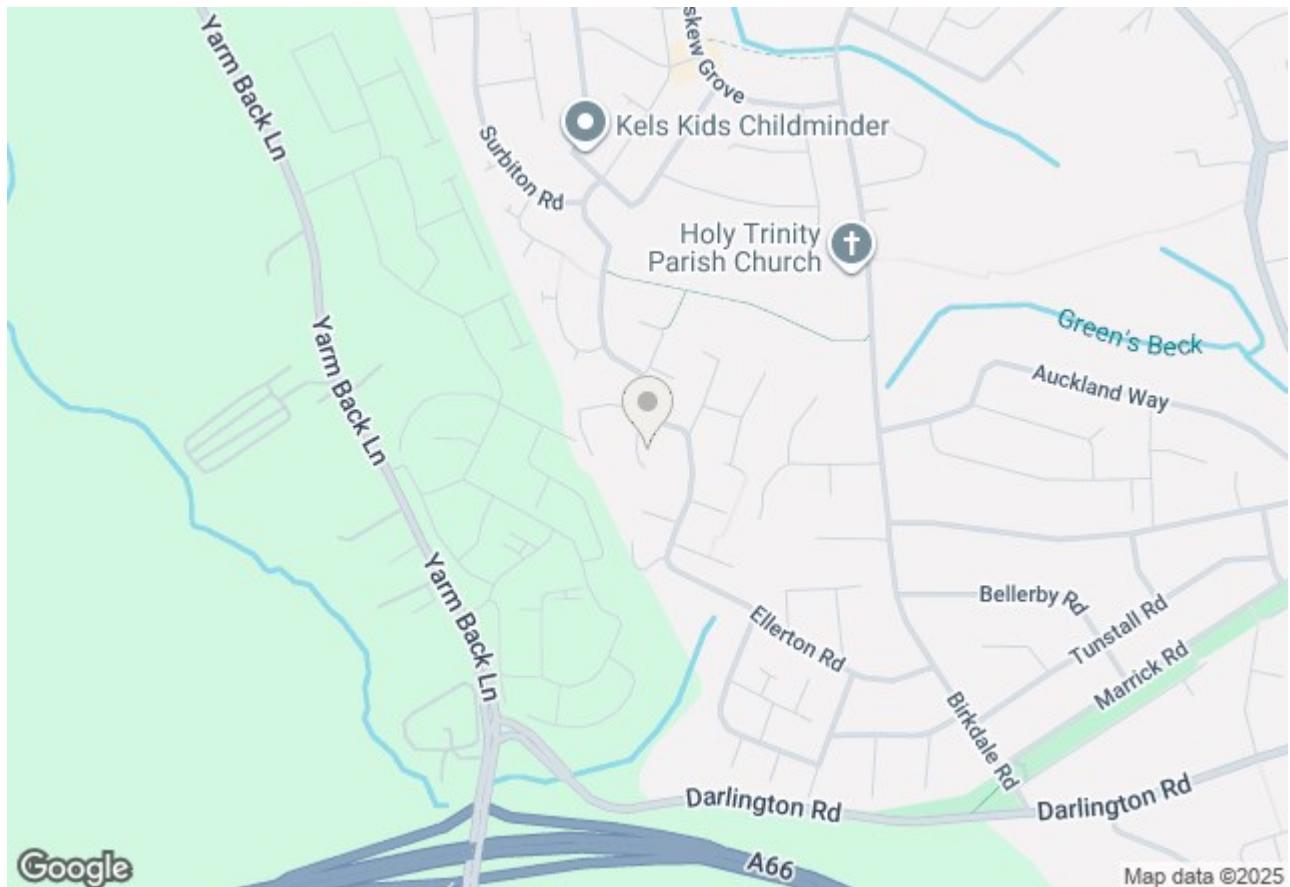
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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING

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

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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