



Van Mildert Way, Lower Hartburn, Stockton-On-Tees, TS18 3UF

This charming 3 bedroom detached house is perfectly located on a corner plot, making it an ideal choice for families. It is conveniently close to excellent schools, the scenic Ropner Park, and Preston Park, offering a range of recreational activities for outdoor enjoyment. For commuters, the A66 is easily accessible, adding to the home's appeal for those needing to travel.

The property benefits from double glazing and gas central heating throughout, the boiler has recently been replaced. The ground floor includes a hallway, a convenient cloakroom/WC, a spacious lounge, separate dining room and a bright conservatory that provides a lovely space for relaxation. The kitchen is equipped with an integrated hob, and there is also a utility room, offering additional storage and practicality.

Upstairs, you'll find the family bathroom, three well sized bedrooms, including a master bedroom with the added benefit of an ensuite bathroom, providing both comfort and privacy.

Outside, the property offers generous front and rear gardens and there is also a long driveway, providing ample off road parking, along with an integral garage for extra storage or parking needs.

This home offers a fantastic opportunity for those seeking a family home.

£200,000

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HALL

LOUNGE

17'10" x 11'7" (5.44m x 3.53m)

DINING ROOM

12'7" x 10'6" (3.84m x 3.20m)

KITCHEN

10'11" x 9' (3.33m x 2.74m)

UTILITY

6'2" x 5" (1.88m x 1.52m)

WC

5'1" x 3'3" (1.55m x 0.99m)

CONSERVATORY

11' x 10' (3.35m x 3.05m)

LANDING

14' x 8'8" (4.27m x 2.64m)

BEDROOM ONE

14' x 8'8" (4.27m x 2.64m)

ENSUITE

6'1" x 5'6" (1.85m x 1.68m)

BEDROOM TWO

10'9" x 9'10" (3.28m x 3.00m)

BEDROOM THREE

9'9" x 8' (2.97m x 2.44m)

BATHROOM

6'8" x 5'6" (2.03m x 1.68m)

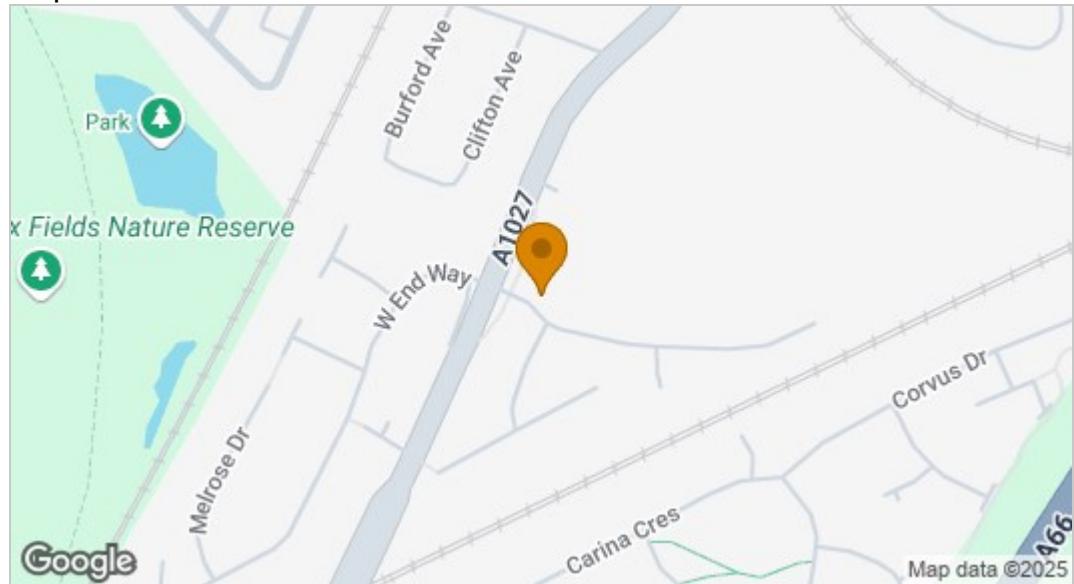
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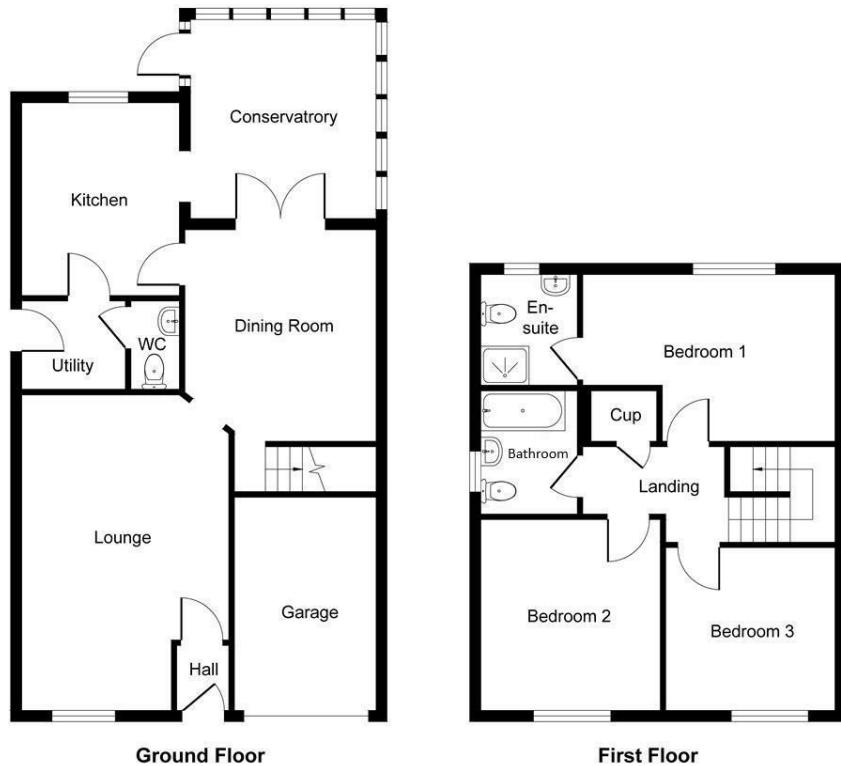
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

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