



Ingleby Grove, Hartburn, Stockton-On-Tees, TS18 5AX

An extensively improved semi detached house situated in a highly desirable Hartburn location and benefiting from a south facing rear garden. The current owners have upgraded many areas during recent years, with just a few finishing touches remaining to complete its transformation into a truly wonderful home. Gas central heating is fitted, many rooms with new radiators. Featuring gas central heating, with many rooms benefiting from newly installed radiators and extensive replastering throughout, ensuring a fresh and contemporary feel.

You enter the property to an entrance hall which leads to a bay windowed lounge with log burning stove set within an Inglenook opening. The lounge opens through to the dining room with new double French doors out to the rear garden, and there is a great sized kitchen fitted with contemporary style units. At upper level there are three bedrooms and an impressive newly refitted bathroom, featuring both a bath and a walk in shower.

To the front aspect is a lawned garden and off road parking is available on the driveway which leads to the single attached garage. The rear garden features a lawn and borders plus a recently laid paved patio. The south facing rear garden offers a good level of privacy.

This family home lies within easy access of Hartburn Primary School and Ian Ramsey CE Academy. The tree lined Hartburn Village is close by with a parade of shops, cafe's and pubs, and Ropner Park is just a short walk away. For commuting the A66 with good transport links is easily accessible.

£200,000

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HALL

LOUNGE

12'6" x 15'11" (3.81m x 4.85m)

DINING ROOM

12'3" x 8' (3.73m x 2.44m)

KITCHEN

13'11" x 9'7" (4.24m x 2.92m)

LANDING

BEDROOM ONE

12'10" x 11'5" (3.91m x 3.48m)

BEDROOM TWO

11'6" x 11'4" (3.51m x 3.45m)

BEDROOM THREE

7'3" x 7'2" (2.21m x 2.18m)

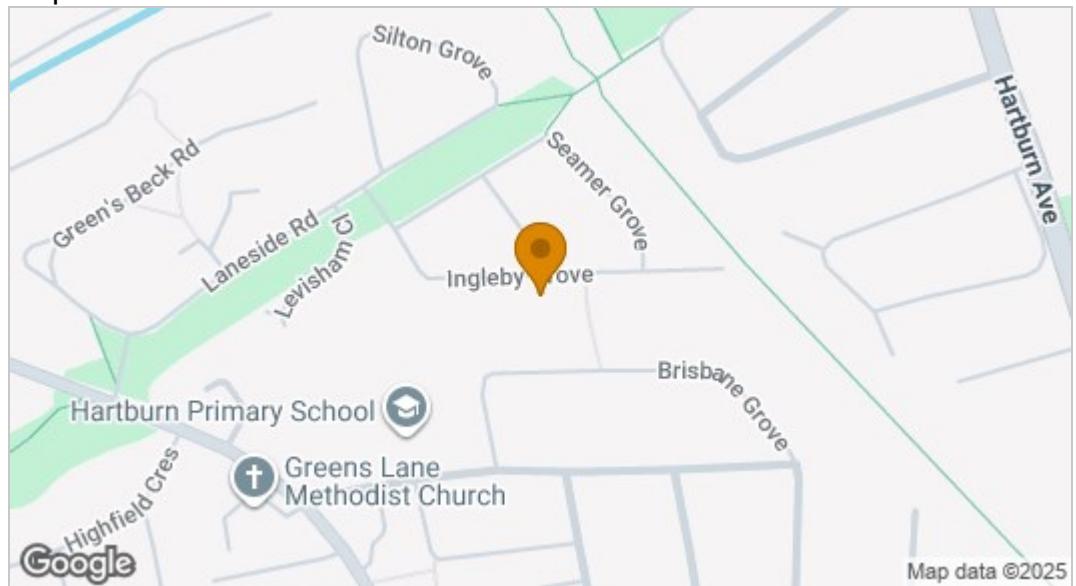
AML PROCEDURE

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.





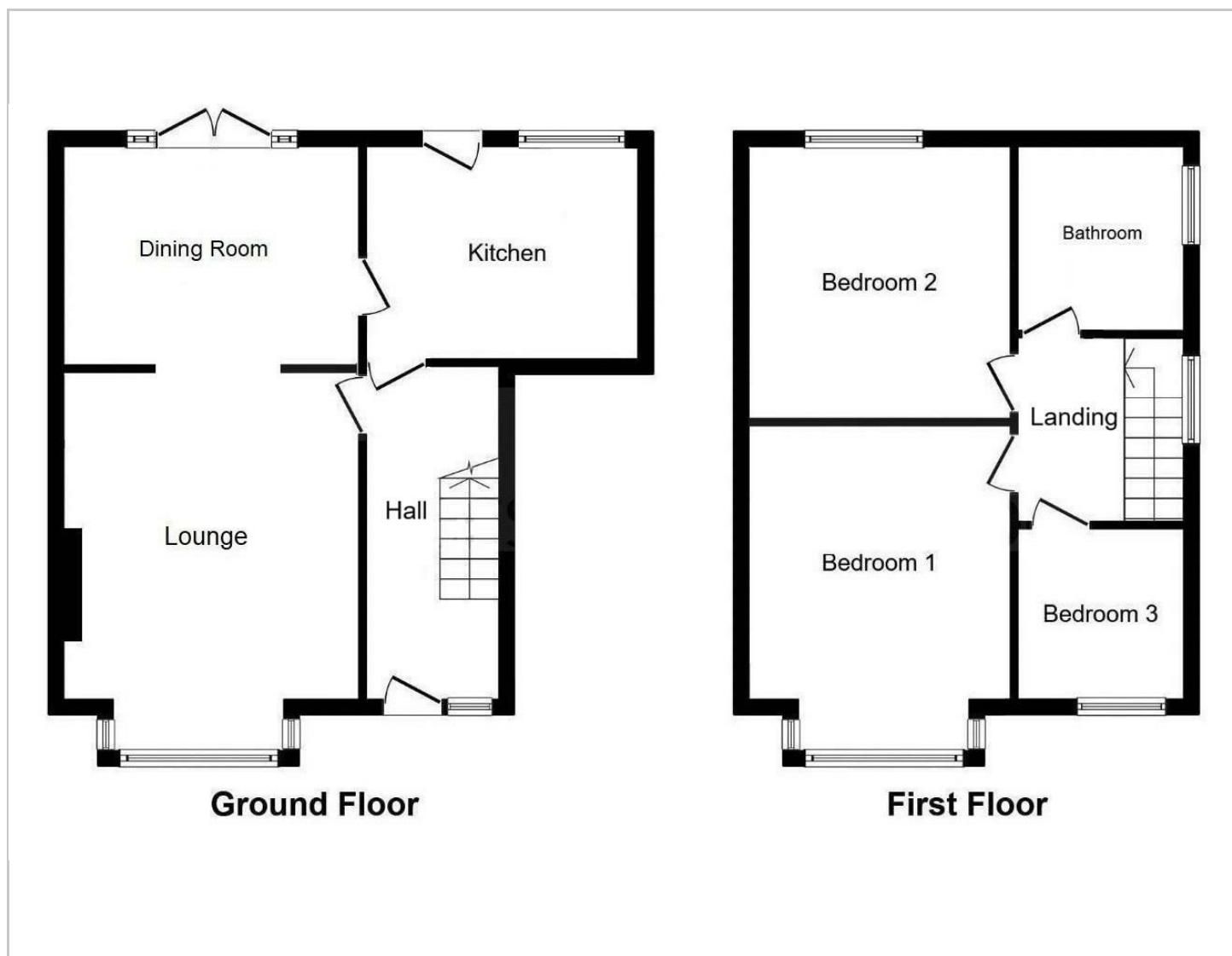
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			71
(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	

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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