



## Gooch Close, Hardwick, Stockton-On-Tees, TS19 8GE

Located in a cul-de-sac and offered with NO ONWARD CHAIN, this two double bedroom terraced home sits within a popular modern development in the Hardwick area of Stockton. Ideally positioned for the University Hospital of North Tees and within easy reach of local shops, Tesco supermarket, schools and everyday amenities, it's an excellent choice for first time buyers, downsizers or investors seeking a reliable rental opportunity. The property also benefits from gas central heating, UPVC double glazing, a rear garden and two allocated parking spaces.

The ground floor opens with a welcoming hallway leading to a kitchen fitted with an integrated oven and hob. To the rear, the spacious lounge offers a bright and comfortable living space, enhanced by twin French doors that open directly onto the enclosed rear garden. A convenient WC completes the downstairs layout.

Upstairs, the home provides two well proportioned double bedrooms along with a family bathroom featuring a shower over the bath. The rear garden is mostly laid to lawn with a patio area, making it ideal for relaxing and entertaining.

With its cul-de-sac position, modern layout and excellent proximity to key amenities, this is a fantastic opportunity to secure a home in a well connected location.

**Asking Price £120,000**



# Gooch Close, Hardwick, Stockton-On-Tees, TS19 8GE

## HALLWAY

## LOUNGE

14'7" x 10'3" (4.45m x 3.12m)

## KITCHEN

11'6" x 7'5" (3.51m x 2.26m)

## DOWNSTAIRS WC

4'9" x 3'1" (1.45m x 0.94m)

## LANDING

## BEDROOM ONE

14'7" x 8'7" (4.45m x 2.62m)

## BEDROOM TWO

14'7" x 7'7" (4.45m x 2.31m)

## BATHROOM

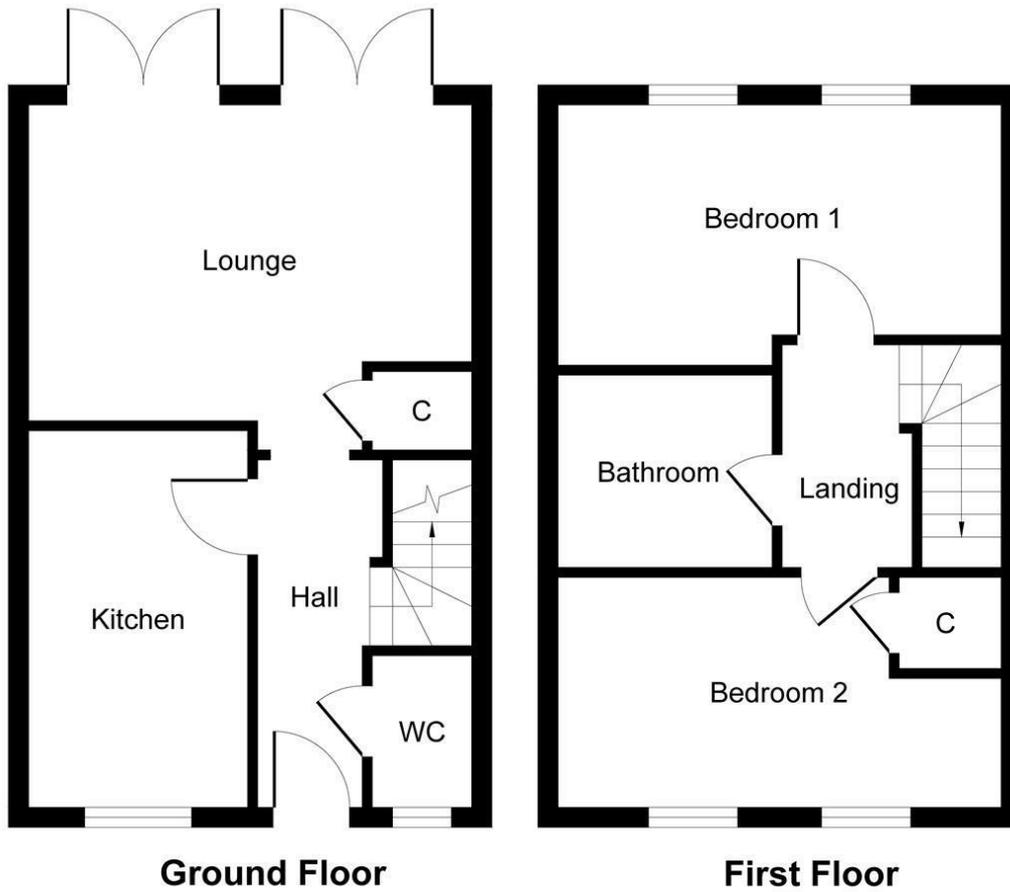
7'5" x 5'4" (2.26m x 1.63m)

## 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.



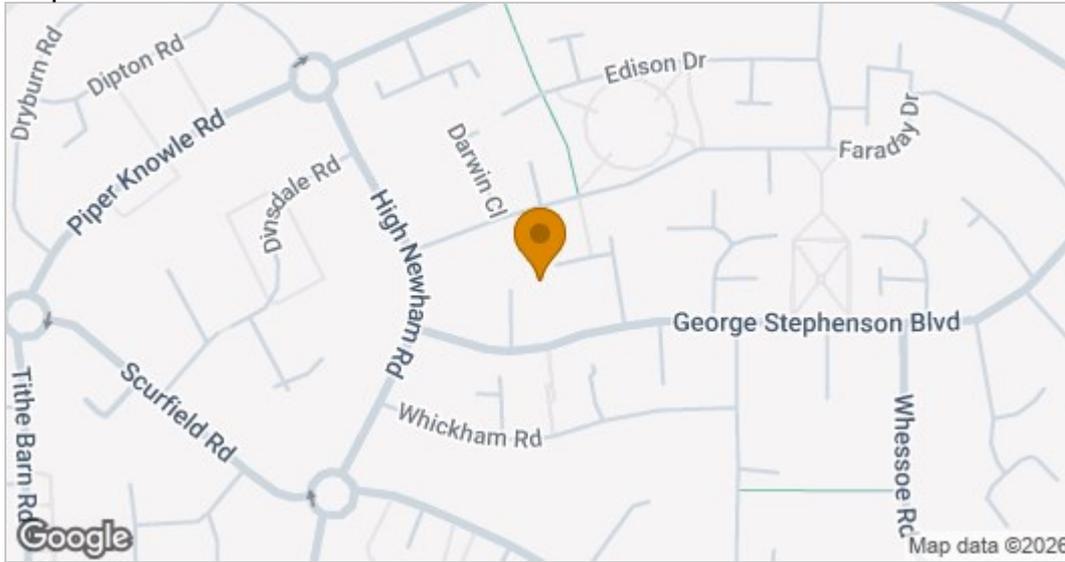
# Floor Plan



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.

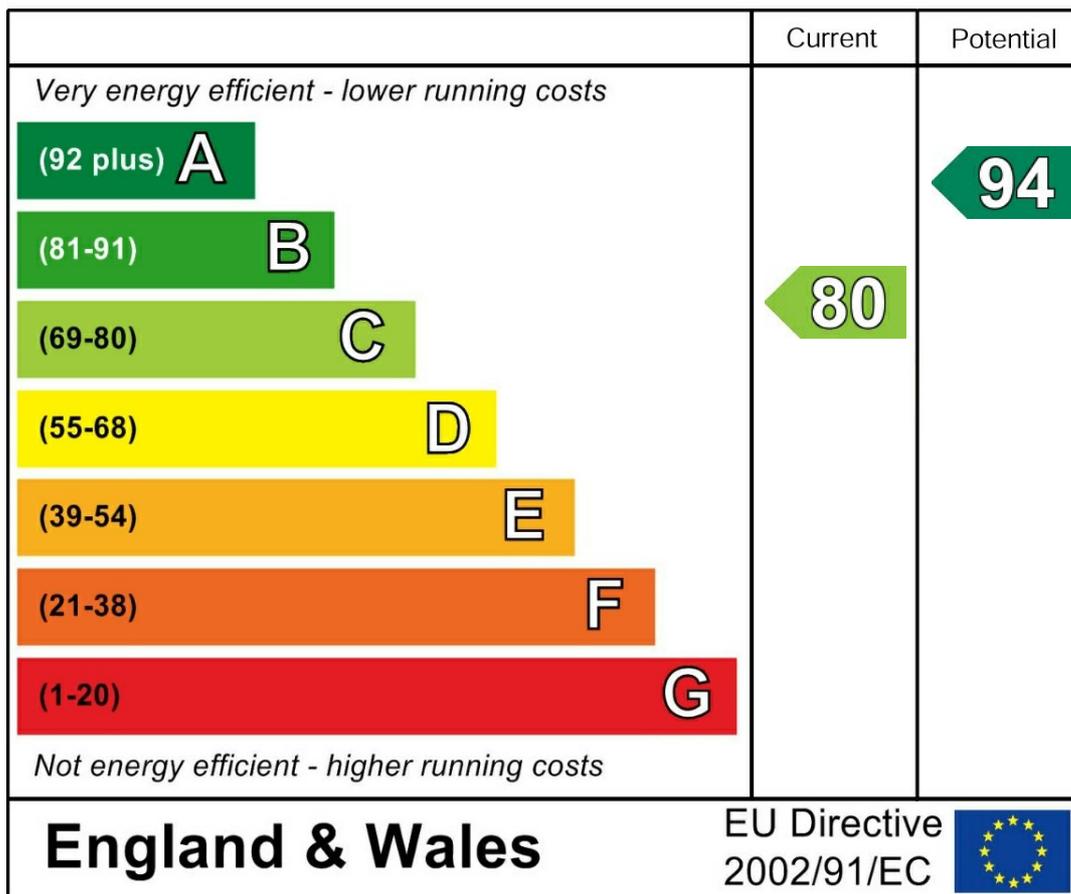
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Map



EPC graph

### Energy Efficiency Rating



VIEWING

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

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