



## Brisbane Grove, Hartburn, Stockton-On-Tees, TS18 5BN

Located in a highly sought after area of Hartburn, just a short stroll from Hartburn Village, this beautifully presented three bedroom semi-detached home with detached garage combines period charm with modern convenience.

Step through the period style entrance into a welcoming hallway featuring a spindle staircase and stained glass porthole window. The front reception room enjoys a bay window and a feature fireplace, while the second reception room at the rear enjoys lovely garden views through a bay window with integrated glass door opening onto the patio.

The extended kitchen/dining room is well equipped with a range of fitted units, integrated gas hob, extractor fan, and oven. A convenient downstairs W/C completes the ground floor.

Upstairs, there are three well proportioned bedrooms, with the front room benefiting from a beautiful bay window. The family bathroom includes both a separate bath and shower, with an additional W/C adjacent.

This characterful property retains many original features, including internal wooden doors, decorative mouldings, and stained-glass accents. Additional benefits include a Hive controlled central heating system, security alarm, and a recently replaced roof.

Externally, the front of the property offers a lawned garden, gravelled area, and a long driveway leading to a detached garage with power supply. To the rear, the spacious west-facing garden features a large lawn and patio which is ideal for relaxing or entertaining.

Conveniently located near popular schools, Ropner Park, and local amenities, with excellent commuter links via the A66, this property makes an ideal family home.

Offers Over £300,000





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## HALL

## LOUNGE

13'9" x 12'1" (4.19m x 3.68m)

## RECEPTION ROOM

14'1" x 13'10" (4.29m x 4.22m)

## KITCHEN/DINING ROOM

21'4" x 8'1" (6.50m x 2.46m)

## W/C

5'1" x 2'8" (1.55m x 0.81m)

## LANDING

## BEDROOM ONE

14'4" x 10'9" (4.37m x 3.28m)

## BEDROOM TWO

12'0" x 13'2" (3.66m x 4.01m)

## BEDROOM THREE

9'4" x 6'8" (2.84m x 2.03m)

## BATHROOM

9'1" x 7'0" (2.77m x 2.13m)

## W/C

3'9" x 2'9" (1.14m x 0.84m)

## 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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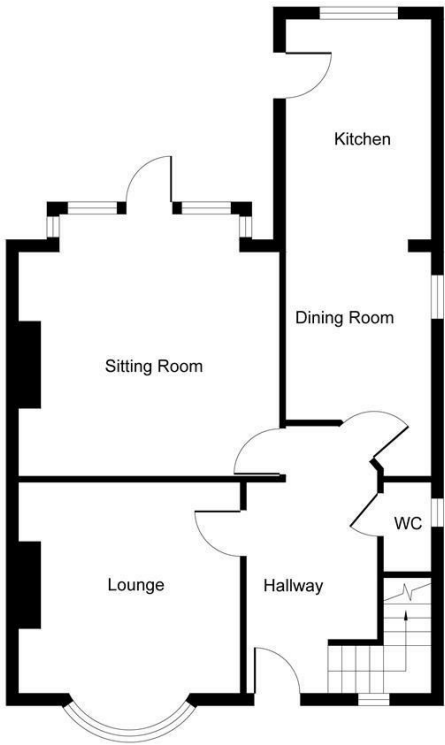
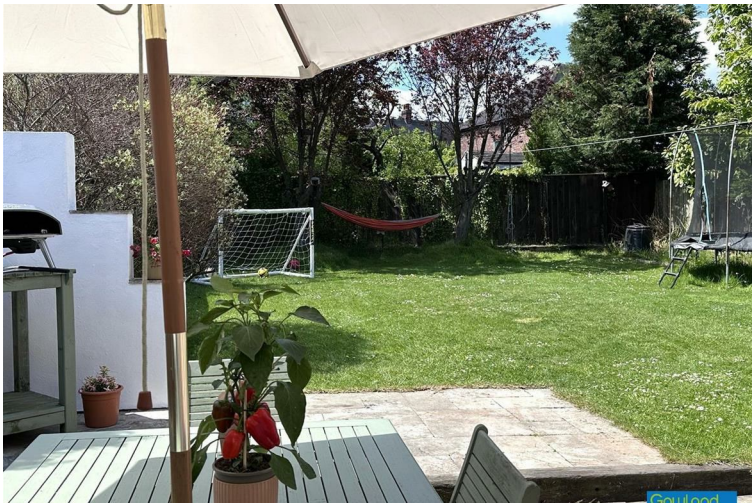


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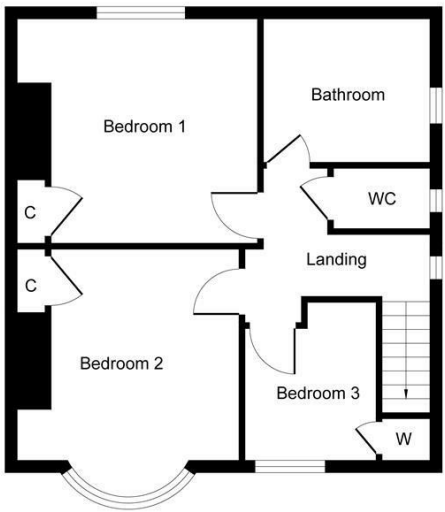




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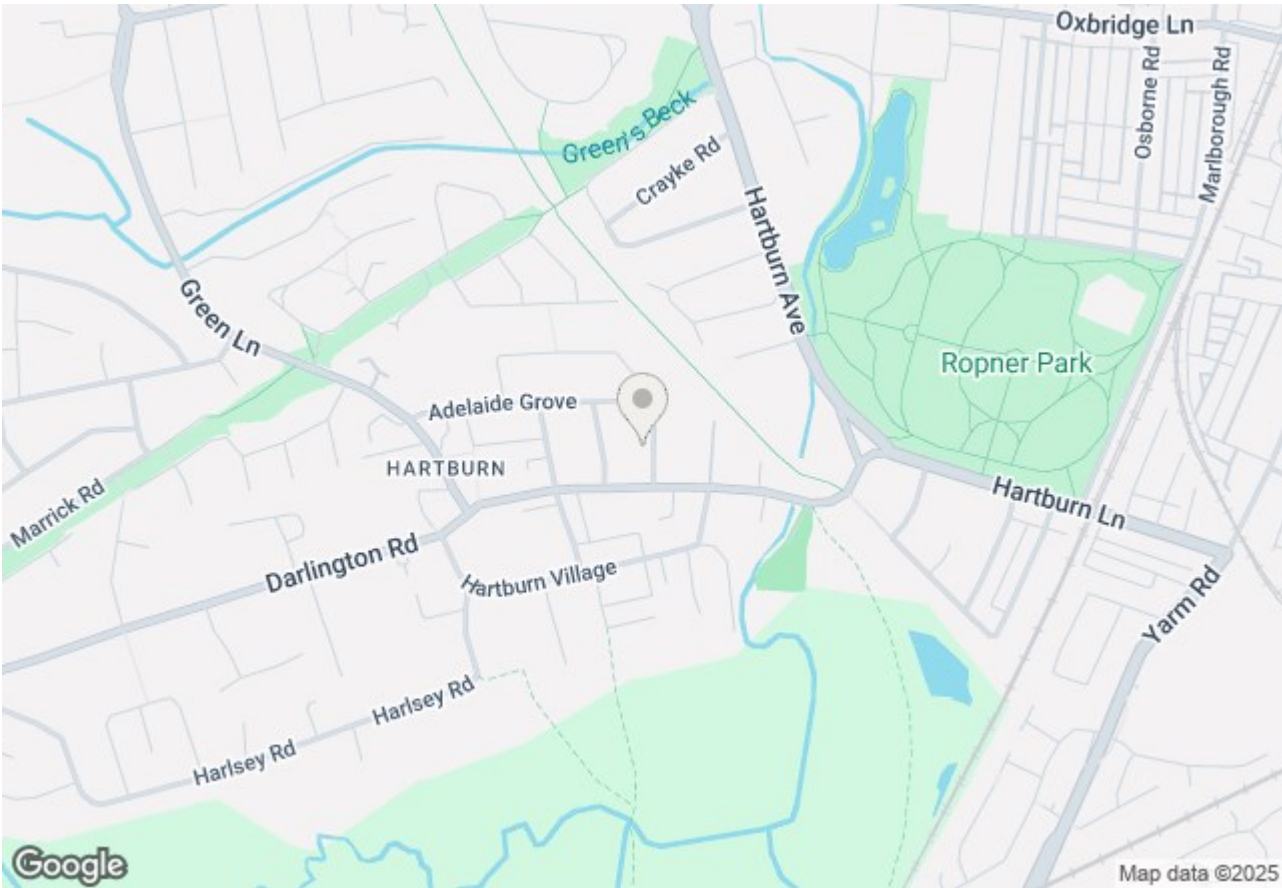
Ground Floor



First Floor

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk