



## Lyndon Way, Hartburn, Stockton-On-Tees, TS18 5QG

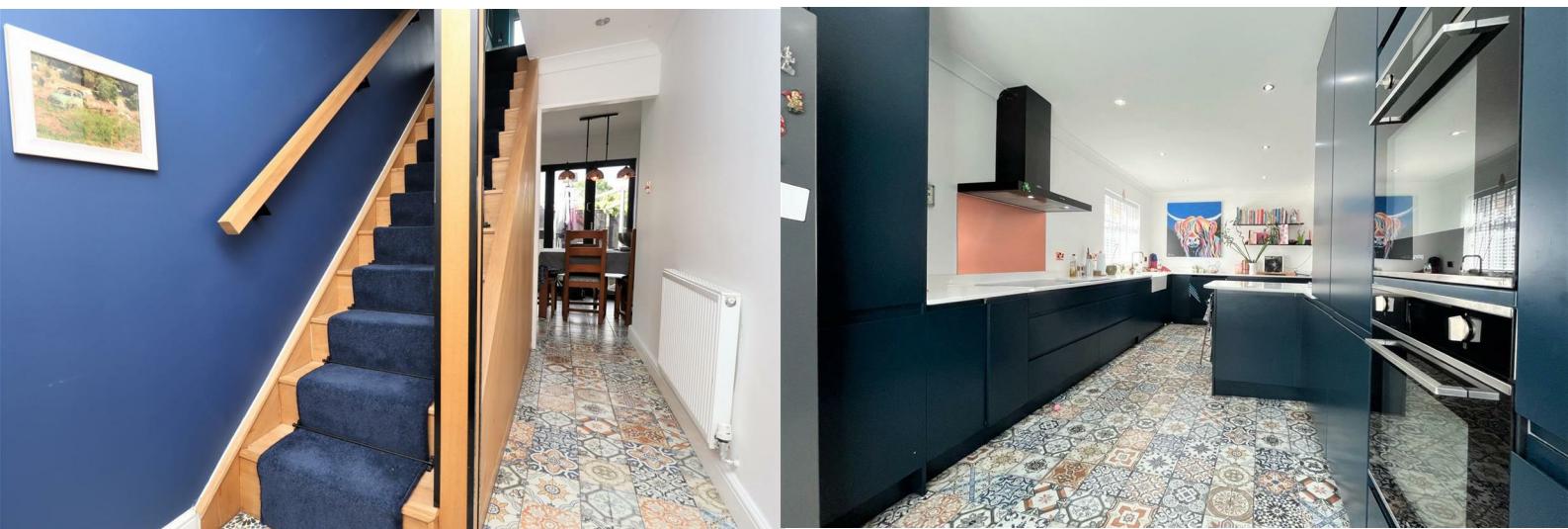
Semi detached house situated on a corner plot position with large garden to the front, driveway and detached garage. The property benefits from upgrades and improvements and has been extended to provide spacious family living.

Internally the ground floor includes entrance hall with feature staircase to the first floor, lounge, and kitchen/dining designed in an open plan layout, fitted with and extensive range of modern units with high end appliances, including two Smeg ovens, an induction hob, a Smeg dishwasher and a Belfast sink. The dining area extends to the outdoors through bi-fold doors, connecting the indoor and outdoor space. A utility room provides a practical space for laundry, addition storage, and this utility room even includes a dog shower, which is a convenient feature for pet owners.

Four bedrooms are located on the first floor, the master bedroom stands out with it's walk in dressing room and en-suite hosting a walk-in rainfall shower, and completing the first floor is a family bathroom fitted with modern suite including free standing bath and separate shower enclosure. The property is uPVC double glazed, warmed via gas central heating system, and is equipped with owned solar panels, which can help reduce energy costs.

The large lawned garden to the front and low maintenance rear garden with timber decked area provide ample outdoor space for a family to relax and entertain. The driveway can accommodate two cars and the detached garage provides additional parking or extra storage space. Lyndon Way is conveniently positioned having easy access to local reputable schools, shopping facilities and bus routes.

Asking Price £240,000



ENTRANCE HALL

LOUNGE

11'2" x 15'0" (3.40 x 4.57)

KITCHEN/DINING ROOM

9'8" x 20'1" x 23'3" (2.95 x 6.12 x 7.09)

UTILITY ROOM

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

LANDING

BEDROOM 1

9'9" x 11'8" (2.97 x 3.56)

EN SUITE

5'3" x 6'0" (1.60 x 1.83)

BEDROOM 2

12'5" x 10'3" (3.78 x 3.12)

BEDROOM 3

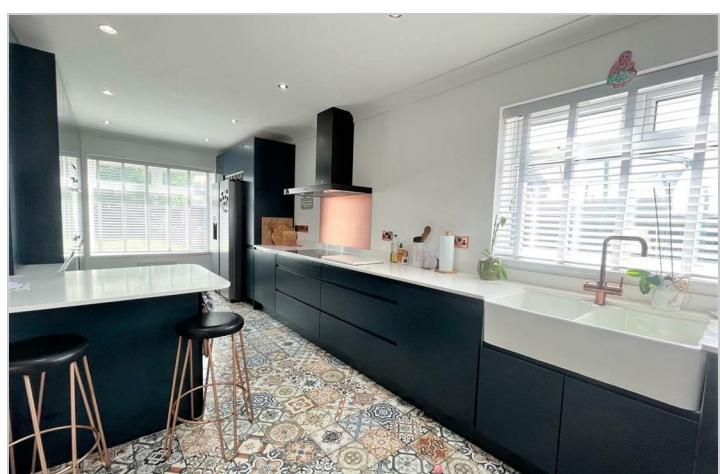
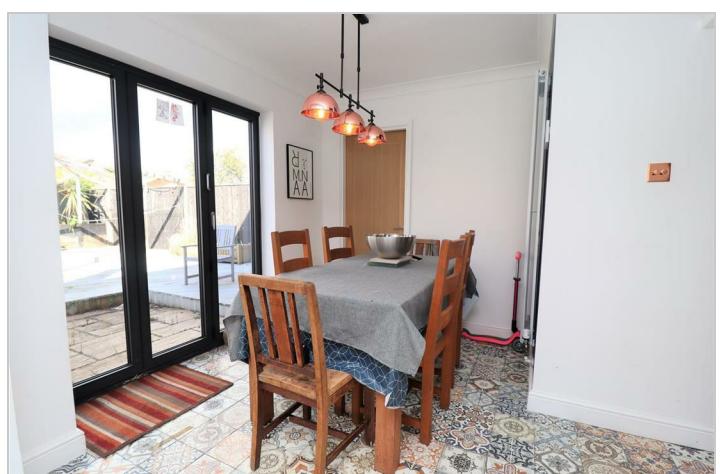
10'7" x 10'3" (3.23 x 3.12)

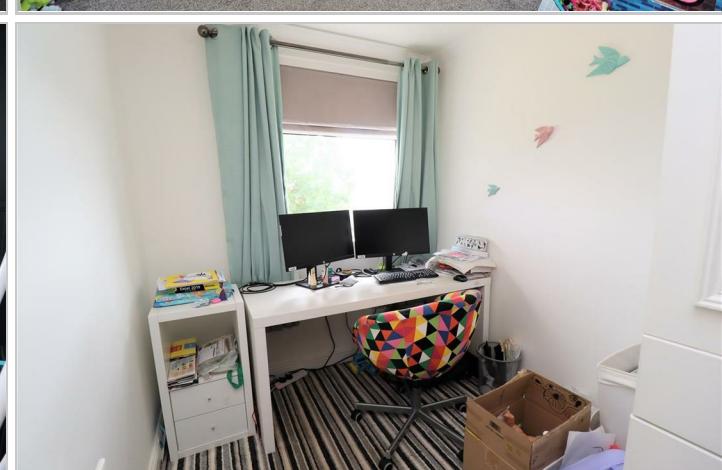
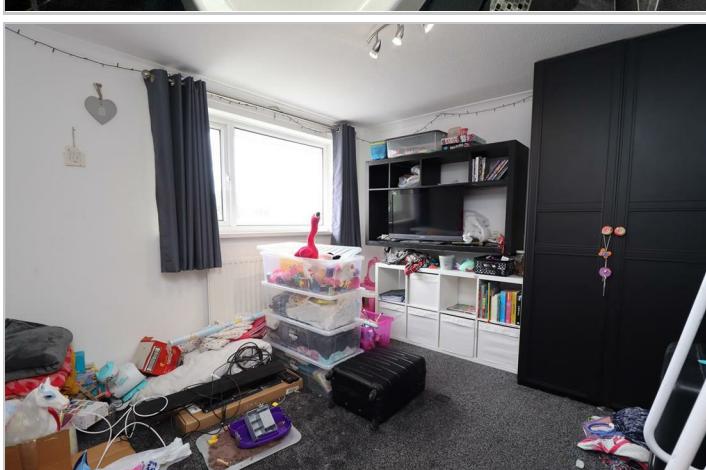
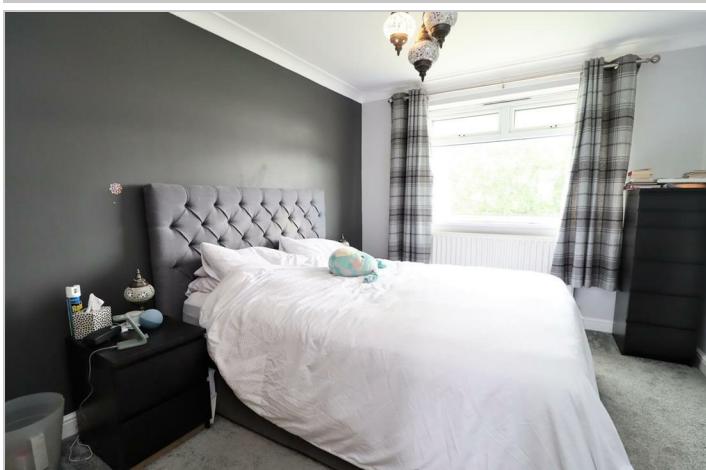
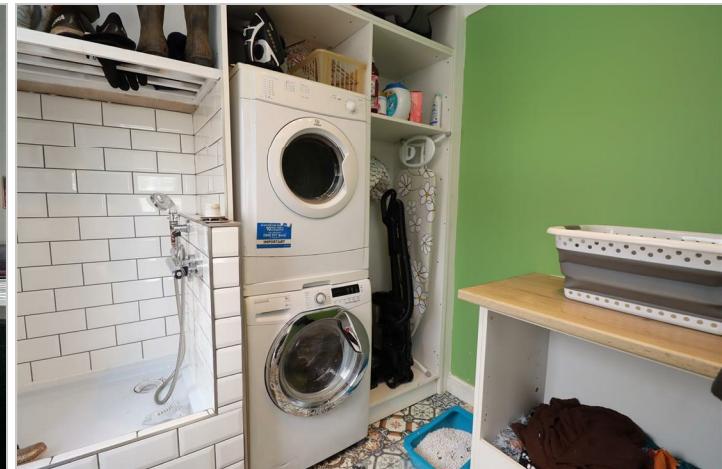
BEDROOM 4

6'9" x 6'6" (2.06 x 1.98)

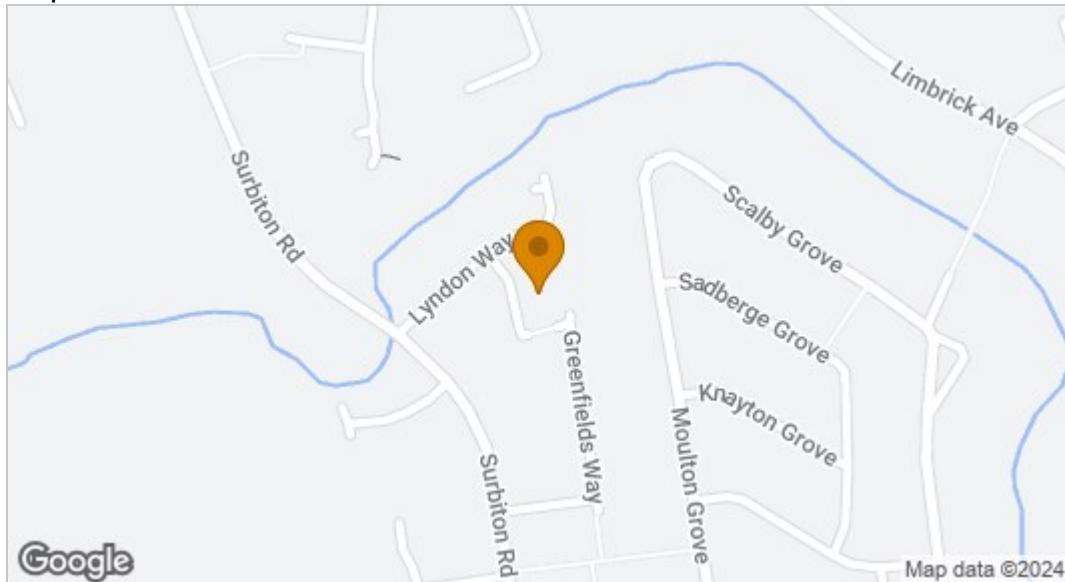
BATHROOM

5'8" x 6'10" (1.73 x 2.08)





## Map

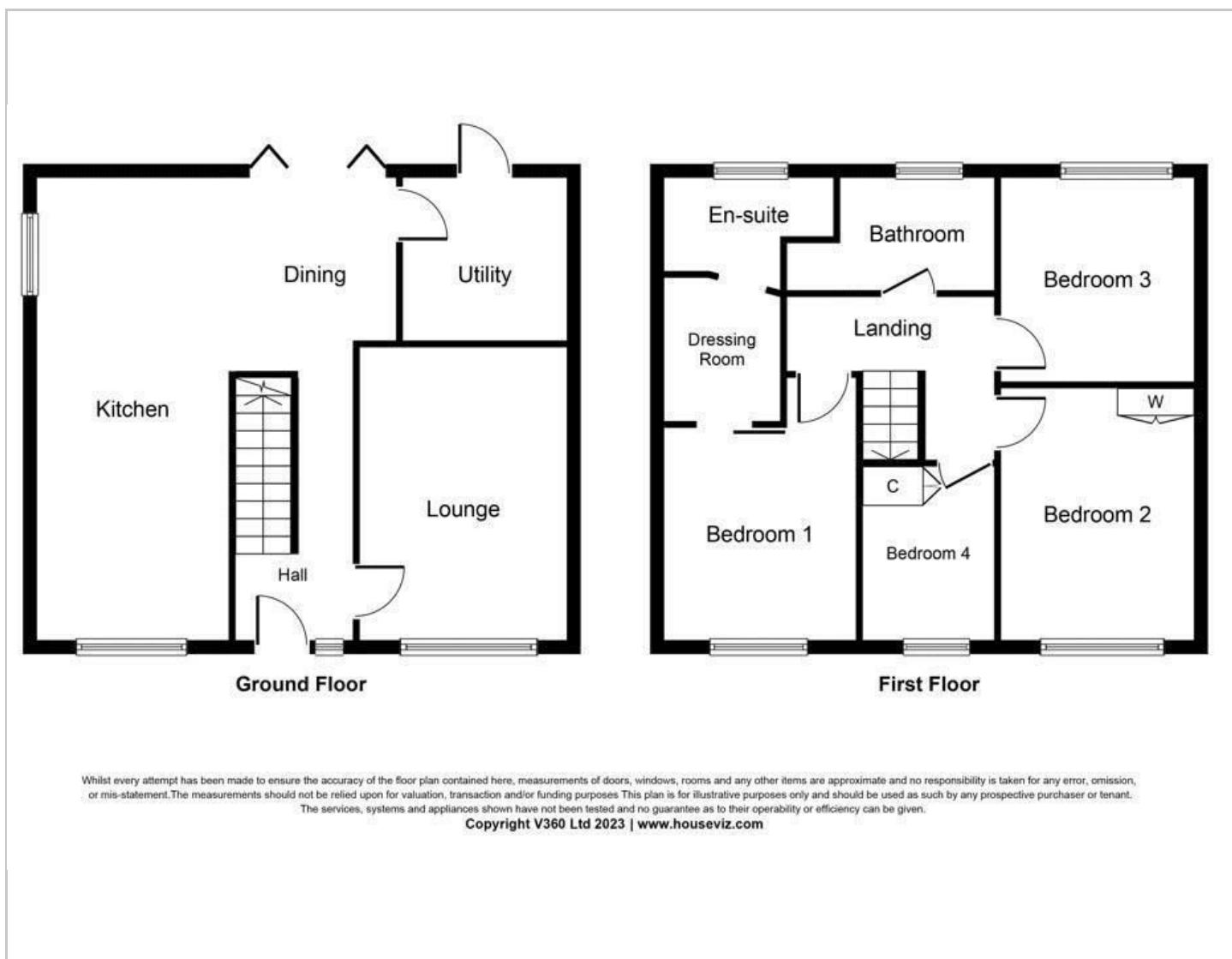


## EPC graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A	100	100
(81-91) B		
(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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