



Auckland Way, Hartburn, Stockton-On-Tees, TS18 5LG

NO ONWARD CHAIN! Located in the desirable area of Hartburn, this well presented three bedroom semi-detached property offers generous living space and an excellent location close to reputable schools, shopping facilities and local amenities. It is an ideal choice for first time buyers or families.

The accommodation includes an inviting entrance hallway leading into a spacious lounge with a feature fireplace and double doors that open into a roomy kitchen/dining area, complete with a gas hob and oven. A conservatory sits at the rear of the property, providing a lovely additional living space with direct access into the garden.

Upstairs, there are three well proportioned bedrooms, all fitted with brand new carpets, along with a family bathroom featuring an over the bath shower. The property benefits from double glazing and gas central heating, and has been further enhanced with new blinds throughout.

Externally, there are gardens to the front and rear, with the rear garden offering a good level of privacy and no neighbouring properties directly behind. A driveway and garage provide convenient off road parking.

Asking Price £169,995



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HALL

LOUNGE

13'6" x 13'1" (4.11m x 3.99m)

KITCHEN/DINING ROOM

16'7" x 10'9" (5.05m x 3.28m)

CONSERVATORY

12'4" x 8'6" (3.76m x 2.59m)

LANDING

BEDROOM ONE

12'11" x 9'10" (3.94m x 3.00m)

BEDROOM TWO

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

BEDROOM THREE

6'8" x 6'5" (2.03m x 1.96m)

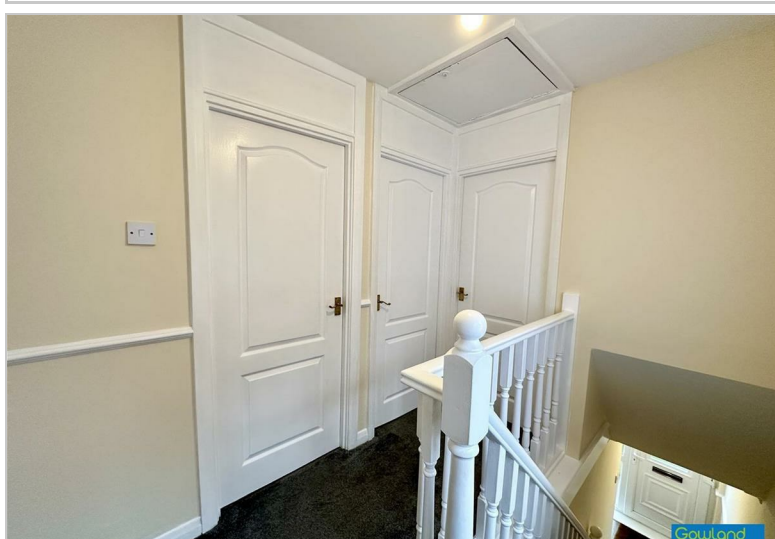
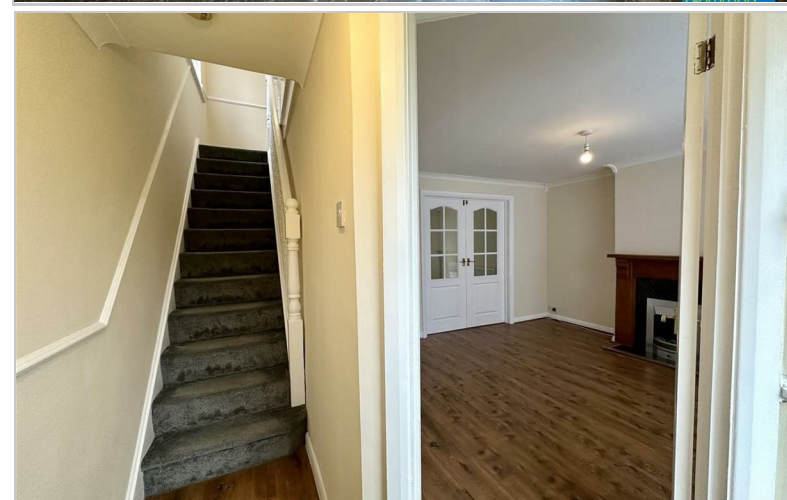
BATHROOM

6'4" x 5'6" (1.93m x 1.68m)

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.



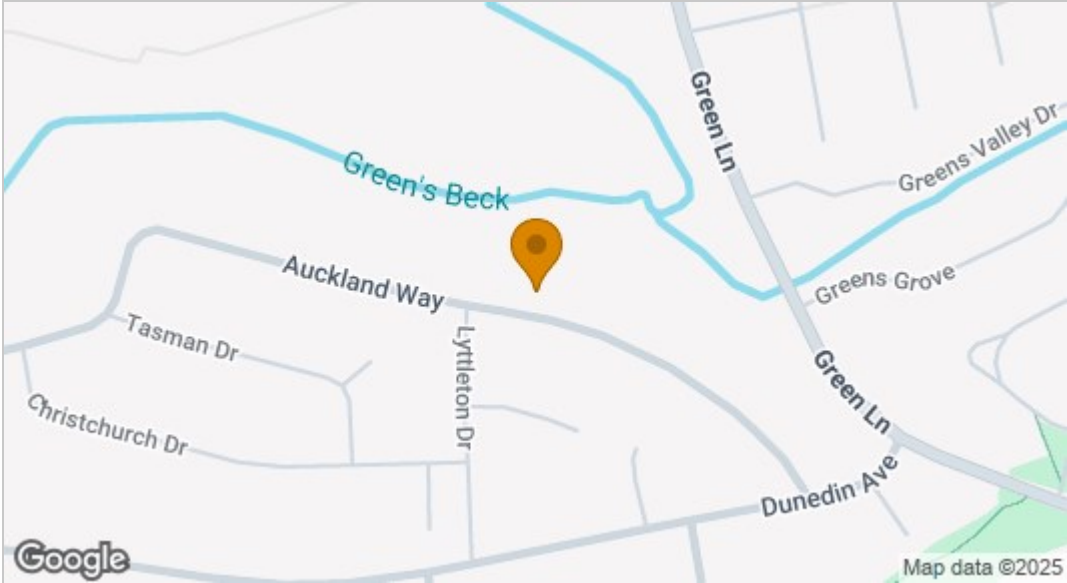




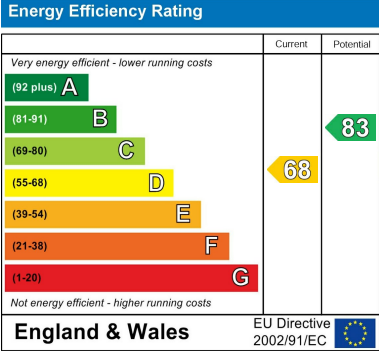
Gowland

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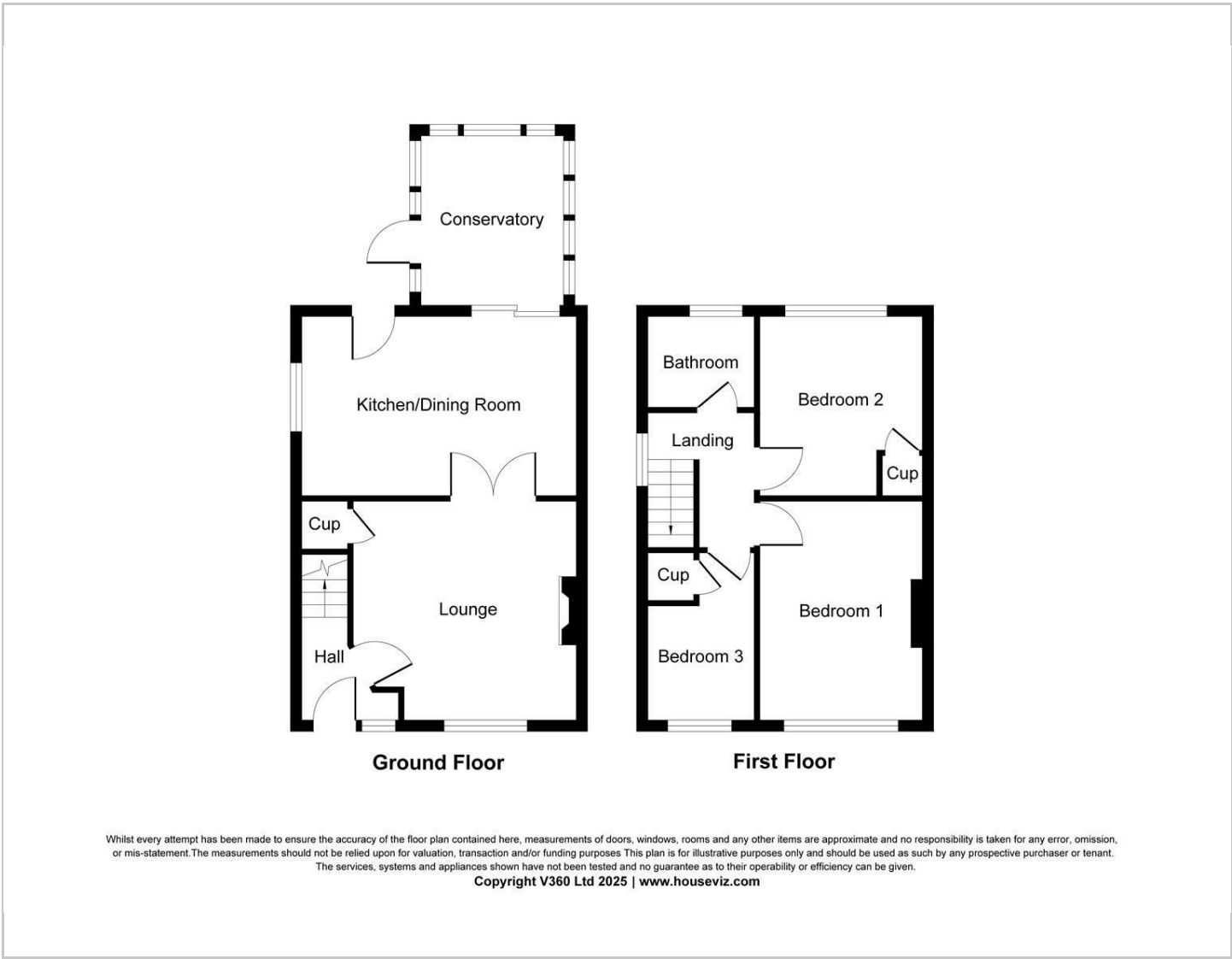
Map



EPC graph



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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